



The Dovecote Barns York

Access Statement

The origins of our 3 self catering brick barns can be dated back to around the 1790's. Each converted barn is entirely self-contained. Parking is available on the premises for up to 6 cars as well as an additional disabled parking spot outside the single storey Irishman's Cottage.

The Irishman's Cottage (sleeps 2) is a single storey ramped level access property which is suitable for wheelchair users and contains a roll-in shower wet room. All light switches and power points are set at a height to comply with mobility assured measurements.

The Dovecote (sleeps 4) is a 3 storey property with living area on the ground floor and an en-suite bedroom on each of the 2 upper floors.

The Hay Barn (sleeps 6) is a 2 storey property with 3 en-suite level access bedrooms on the ground floor and a galleried oak frame living area on the first floor.

All properties operate a no smoking policy and we are sorry but we are unable to take pets at this time.

We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

Bookings can be made via web, email, by phone or text message. Please see our terms and conditions.

You can plan your journey via Google Maps, Multi-Maps by using our postcode YO196RG.

We are located adjacent open countryside on the edge of the village of Kelfield.

The Dovecote Barns is located on Manor Farm, a working arable farm. Farm vehicles use a separate access to the self-catering properties.

The bus stop is located within yards of the drive end. The No. 42 Arriva bus has a regular service running to York city centre.

Train stations are located at both Selby and York. Each station provides a direct 2 hour service to London Kings Cross station run by Hull Trains and National Express respectively. If guests do not want to catch the bus from the station to Kelfield, we can arrange pickup provided this has been previously arranged (there will be a charge for this).

If guests wish to arrange a supermarket delivery, we can arrange for unloading of the provisions (there will be a charge for this service). Please contact us with any requirements.

Arrival and Parking Facilities

Luggage can be unloaded easily from the parking spaces assigned to the property. There are 6 dedicated parking bays as well as a disabled parking bay outside the wheelchair accessible Irishman's Cottage.

The Hay Barn

From the centre of the parking area it is approximately 20 metres to the front door of the Hay Barn.

The Hay Barn is approached from the main landscaped courtyard.

The Hay Barn has a single step (160mm rise) entrance to the front entrance door.

Entrance hall ground floor flooring is under-floor heated natural sandstone slabs.

The Dovecote

From the centre of the parking area it is approximately 40 metres to the front door of the Dovecote.

The Dovecote is approached from a paved driveway that leads off the main courtyard.

The Dovecote has a stepped access (2x 130mm) to the front entrance door.

Ground floor flooring is under-floor heated tiles.

The Irishman's

From the centre of the parking area it is approximately 55 metres to the front door of the Irishman's or 2 metres away if using the disabled parking bay.

The Irishman's Cottage is approached from a paved driveway that leads off the main courtyard.

The Irishman's has a ramped access (1200mm wide) to both the front door and the bedroom door.

A handrail (on the outside ramp edge at 900mm height) is provided to both the front door and bedroom door (which is a fire escape). The ramp is 4m long with a 1:11 gradient to the front and bedroom entrance.

The front door is 1010 mm wide, hinged on the right. The bedroom door is 1060mm wide, hinged on the right (from internal). The French doors to the patio garden are 1060mm wide when both open and have a gentle 850mm long approximately 1:20 gradient ramp onto the patio area.

Ground floor kitchen and lounge flooring is under-floor heated tiles.

Bedrooms

The Hay Barn

Bedrooms are level entry en-suite bedrooms situated on the ground floor leading from the spacious entrance hall.

The flooring is under-floor heated limestone tiles.

Each bedroom contains a set of French doors (measuring 1260-1280mm wide when open) which lead to the rear landscaped garden. There is a single step measuring 80-100mm from the French door to the patio.

All internal doors are standard 760mm doors.

Bedside lamps are present in addition to a chandelier positioned over the beds.

Bedroom 1

Contains a 1500mm king-size bed with en-suite bathroom with bath, overhead shower, wall hung basin and toilet..

Bed height is 670mm above ground level.

The space to the left of the bed (when made up to 1800mm super king size) is 970mm.

The space to the right of the bed (when made up to 1800mm super king size) is 700mm.

Bedroom 2

Can be made up as required to either a 1800mm super king-size bed OR two 900mm twin beds.

En-suite bathroom containing walk-in shower wet room, wall hung basin and toilet.

Bed height is 600mm above ground level.

The space to the left of the bed (when made up to 1800mm super king size) is 1000mm.

The space to the right of the bed (when made up to 1800mm super king size) is 430mm.

Bedroom 3

Can be made up as required to either a 1800mm super king-size bed OR two 900mm twin beds.

En-suite bathroom containing walk-in shower wet room, wall hung basin and toilet.

Bed height is 600mm above ground level.

The space to the left of the bed (when made up to 1800mm super king size) is 380mm.

The space to the right of the bed (when made up to 1800mm super king size) is 1000mm.

The Dovecote

Bedroom 1

The bedroom is reached by 12 stairs with each step measuring 217mm high, 260mm deep and 740mm wide with handrail to the right.

Doors measure 760mm. Door opens inward, hinged on the left (self-closing fire door).

Flooring is under-floor heated oak floorboards.

Super king-size bed (1800mm) or twin (2x 900mm) with a bed height of 600mm above ground level.

The space to the left of the bed (super king) is 460mm.

The space to the right of the bed (super king) is 540mm.

En-suite bathroom containing shower cubicle with wall hung toilet and basin stand.

Bedside lamps available in addition to wall lights and spots.

Bedroom 2

This bedroom is reached by a further 12 stairs with each step measuring 215mm high, 260mm deep and 740mm wide with handrail to the right.

Doors measure 760mm. Door opens outward onto landing, hinged on the right (self-closing fire door).

Flooring is under-floor heated oak floorboards.

A 1500mm king-size bed with a bed height of 530mm above ground level.

The space to the left of the bed is 980mm.

The space to the right of the bed is 570mm.

En-suite bathroom with bath and overhead shower, washstand and wall hung toilet.

Bedside lamps available in addition to wall lights.

The Irishman's

Bedroom 1

Ground floor bedroom with level access to lounge, en-suite and fire exit. Flooring is under-floor heated oak flooring.

Doors measure 840mm wide and have lever ironwork door handles.

Can be made up as required to either a 1800mm super king-size bed OR two 900mm twin beds.

Transfer and turning spaces to bed, WC, etc complies with mobility assurance ratings.

The space to the left of the bed (when made up to 1800mm super king size) is 575mm.

The space to the right of the bed (when made up to 1800mm super king size) is 575mm.

Bed can be rotated to provide extra transfer space for a wheel chair user of 1300mm from the right hand side leaving 600mm on the left hand side.

En-suite bathroom with roll in large shower wet room, wall hung toilet and wash basin.

Bedside lamps available in addition to wall lights.

Bathrooms and WCs

Each bedroom is en-suite offering either a bath with overhead shower or a walk in shower wet room or shower cubicle.

In addition, a separate WC is offered at ground floor level in both the Dovecote and Hay Barn properties.

WCs contain a floor standing toilet and small wash basin.

The Hay Barn

Bathroom 1

En-suite with bath and overhead shower and wall hung basin and WC.

Wall hung basin measuring 810mm from floor level and has a mono-bloc lever tap. Wall hung toilet measuring 480mm from floor level.

Bathroom 2

En-suite contains a level access walk-in shower wet room with glass shower wall and wall hung sink and WC.

Wall hung basin measuring 760mm from floor level. Mono-bloc lever tap. Wall hung toilet measuring 480mm from floor level.

Bathroom 3

En-suite contains a level access walk-in shower wet room with glass shower wall and wall hung sink and WC.

Wall hung basin measuring 810mm from floor level. Mono-bloc lever tap. Wall hung toilet measuring 480mm from floor level.

The Dovecote

Bathroom 1

Level access to an en-suite shower room with shower cubicle, washstand and wall hung WC.

Wall hung toilet measuring 480mm from floor level.

Washstand basin measuring 850mm from floor level. Mono-bloc lever tap.

Bathroom 2

Level access to an en-suite containing bath with overhead shower, granite top washstand with bowl and wall hung WC.

Wall hung toilet measuring 480mm from floor level.

Top edge of washstand oval basin measuring 930mm from floor level. Mono-bloc lever tap

The Irishman's

Bathroom 1

Level access to en-suite roll in shower wet room, tiled throughout with wall hung basin (760mm height) and wall hung toilet (480mm height). Wall hung basin has a single mono-bloc lever tap.

Suction grab rails can be placed wherever required within the bathroom area. Please note these are temporary suction grab rails measuring 590mm and are CE marked standard. They are designed to support and assist in balancing rather than taking the full weight of an individual.

An emergency alert system is available on request.

Further equipment can be arranged for the disabled user namely a wheeled shower chair or a raised toilet seat with arms rests. Please contact us with your requirements.

Kitchen / Dining

The Hay Barn

The kitchen and dining in the Hay Barn is to be found on the first floor accessed by an oak staircase of 14 steps each measuring 190mm high, 245mm deep and 820mm wide.

The flooring is under-floor heated oak floorboards.

The kitchen takes up one end of an open plan living area. It contains a large island unit with a chandelier overhead providing adequate working light.

Further wall lights are positioned over the worktops on either side of the kitchen.

There is plenty of natural light via windows and doors on the upper floor.

There is good contrast between floor, cupboards and work surfaces.

All units are hand-made with granite top worktops measuring a total of 920mm above floor level.

There is one wall hung cupboard. There is plenty of storage in floor based units.

There is a SMEG fridge/freezer measuring a height of 1680mm.

There is an electric oven measuring a height of 900mm and width of 600mm with 4 electric hobs and 1 drop down, and 1 side hung oven door. The model is the new Electrolux Insight oven which allows you to view the contents of the ovens without bending down.

The sink is a Villeroy & Boch double Belfast ceramic sink unit measuring 800mm wide and is contained within a hand-made kitchen unit.

The dining table measures 2850mm long by 900mm (when using the two 500mm extensions) deep and has an under space of 610mm. There is additional table 1500mm long and 900mm wide for catering for larger groups.

The dining table can seat up to 12 persons and all chairs are removable. There is a chandelier overhead which provides plenty of light for dining.

Further lights are provided via wall lights and lamps.

The Dovecote

The kitchen in the Dovecote is to be found on the ground level accessed via the open plan lounge area.

The flooring is under-floor heated tiles.

The kitchen contains a large island unit with a chandelier overhead providing adequate working light.

Further spotlights are positioned over the worktops on either side of the kitchen.

There is plenty of natural light via windows and French doors which lead to an outside private patio area. There two steps with 100mm rises from the kitchen to the patio slab level.

There is good contrast between cupboards and work surfaces.

All units are hand-made with granite top worktops measuring a total of 920mm above floor level.

There is a SMEG fridge/freezer measuring a height of 1680mm.

There is an electric oven measuring a height of 900mm and width of 600mm with 4 electric hobs and 1 drop down and one side hung oven door. The model is the new Electrolux Insight oven which allows you to view the contents of the ovens without bending down.

The sink is a Villeroy & Boch double Belfast ceramic sink unit measuring 800mm wide and is contained within a hand-made kitchen unit.

There is a dining table measuring 1370mm by 900mm with an under space of 640mm. All dining chairs are moveable.

The Irishman's

The kitchen in the Irishman's is to be found on the ground level accessed via the main entrance door.

The flooring is under-floor heated tiles.

All entrances and doorways provide level access.

The kitchen is open plan leading to the lounge area.

There is plenty of natural light via windows and French doors which lead to an outside private patio area. The French doors provide level access to a private patio garden area.

There is good contrast between cupboards and work surfaces.

All units are hand-made with granite top worktops measuring a total of 920mm above floor level.

There is a SMEG fridge/freezer measuring a height of 960mm hinged on the right.

There is an electric oven measuring a height of 900mm and width of 600mm with 4 electric hobs and one drop down and one side hung oven door. The model is the new Electrolux Insight oven which allows you to view the contents of the ovens without bending down.

The sink is a Villeroy & Boch double Belfast ceramic sink unit (height 890mm) measuring 800mm wide and 490mm deep and is contained within a hand-made kitchen unit.

There is a dining table measuring 850mm by 850mm with an under space of 655mm. All dining chairs are moveable.

Plenty of storage is available at base unit level.

Dining Room and Lounges

The Hay Barn

The lounge area is accessed on the first floor galleried oak framed open plan living area. The flooring is oak floorboards.

The first floor is a very light area with ample natural light coming from 6 skylights and 6 windows. 3 of the windows are at a lower level providing a view over the landscaped garden and open countryside.

The lounge area contains 2 large 3 seat leather sofas (400mm height) and a three seat bench (470mm height).

The TV/DVD stands at 480mm from floor level. Tele-text TV (freeview) with remote control.

A log burning stove (with lever handle) is available for ambience, though not required for heating the living space as the upper floor has under-floor heating throughout.

The Dovecote

The lounge is on ground level. The flooring is under-floor heated stone tiles.

The lounge and kitchen areas are an open plan design.

The dining table is located in the kitchen area mentioned earlier in this document.

Lights are provided via wall lights and lamps. Natural light to the lounge is provided via a south facing window.

The lounge area contains 2 sofas with seating heights at 450mm.

The TV/DVD stands at 480mm from floor level. Tele-text TV (freeview) with remote control.

A log burning stove (with lever handle) is available for ambience, though not required for heating the living space as the ground floor has under-floor heating throughout.

The Irishman's

The lounge is on ground level. The flooring is under-floor heated tiles.

The lounge and kitchen areas are an open plan design.

The dining table is located in the kitchen area mentioned earlier in this document.

Lights are provided via wall lights and lamps and a chandelier. Natural light to the lounge is provided via a south facing and north facing window.

The lounge area contains a leather sofa and armchair with seating heights at 400mm.

A log burning stove is available for ambience, though not required for heating the living space as the ground floor has under-floor heating throughout.

A customised piece of workstation furniture stores away a writing desk and TV/DVD. The writing table shelf pulls out and stands at 735mm from floor level. The TV/DVD stands at 1020mm and 880mm respectively from floor level. Tele-text TV(freeview) with remote control.

Laundry

A specialist ECO Laundry is provided for communal use.

It is accessed via the main landscaped courtyard adjacent to the parking area.

Level access via a ramped access is available.

The laundry contains washing machines and dryer as well as an area to hang clothes to dry.

Access is via a single 225mm step. A combination lock (at 1470 mm from ground level), the code provided to you on your arrival.

Outdoor Facilities

The Hay Barn

The Hay Barn has a landscaped private rear garden area which is accessed either via the bedroom French doors or via the covered walkway leading from the main courtyard area to the garden.

Patio furniture is provided as well as a barbeque (on request). The patio area is covered in natural sandstone tiles which may have a natural uneven surface in part. Slate chippings lead to another circular paved area.

The Dovecote

The Dovecote has a private rear patio area which is accessed via the kitchen French doors.

Patio furniture is provided as well as a barbeque (on request). The patio area is covered in part with natural sandstone and part slate chippings which may have a natural uneven surface in part.

There are two steps from the kitchen door onto the patio surface measuring 100mm each.

The Irishman's

The Irishman's has a private rear patio garden area which is accessed via the kitchen French doors.

Level access is provided via a ramped entrance made from sandstone slabs which may provide a slightly uneven surface. Gradient is approx 1:20 for 850mm.

Patio furniture is provided as well as a barbeque (on request). The patio area is covered in natural sandstone tiles which may have a natural uneven surface in part.

Additional Information

An information folder can be produced in size 14 font. Please request one.

All light switches and power points are at a sensible height to reach from sitting and standing positions.

Contact Information

Address: The Dovecote Barns
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York
YO19 6RG

Telephone : 01757 249332

Email : enquiries@dovecotebarnsyork.co.uk

Txt : 07852916023

Website: www.dovecotebarnsyork.co.uk

Hours of operation: Open all year

Local Bus Transport: Arriva No. 42 Selby-York route

Local Taxi Service:

Local Tourist Information: www.visitYork.org

We welcome your feedback to help us continuously improve. If you have any comments please phone us on 01757 249332 or email us at enquiries@dovecotebarnsyork.co.uk