

## Access Statement for Beacon View Crag House Farm

### Introduction

Rural, self catering holiday accommodation for 6 guests within 3 double bedrooms. Master bedroom with en suite on the ground floor.

Beacon View is a detached Grade ii listed sandstone barn in the North York Moors National Park. It forms part of the Farmstead of Crag House Farm. Beacon View has its own drive, enclosed garden and large undercover patio with BBQ area and has glorious views across Danby Dale. There is seating to three sides of the barn. The spacious Barn has been converted to an exceptionally high standard by a local builder and craftsmen it was completed in 2010 and retains many original features including vaulted ceilings, oak beams, queen trusses and exposed stone walls. Enhanced with the comfort and warmth of under floor heating, a wood burning stove, Fully fitted kitchen and Utility room, sumptuous bathroom and an en suite wet room. Flat screen satellite TV's. Furnished with rural antiques. Beacon View and Dale View Barns booked together gives spacious and luxurious accommodation for 12.

### Pre-Arrival

Danny and Liz Nightingale  
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Please view our website and brochure for more info and pictures or telephone us for any queries you may have.

For booking please contact us by phone or email.

By Rail: Main line Stations York, Leeds, Darlington [www.nationalrail.co.uk](http://www.nationalrail.co.uk)  
08457484950 where connections are available for the Esk Valley railway line and Castleton Station. [www.eskvalleyrailway.co.uk](http://www.eskvalleyrailway.co.uk) 03332220125

By Air: Durham Tees Valley airport 27 miles. Leeds/Bradford airport 66 miles.

By Bus: Regular local bus services operate throughout the area

[www.yorkshiretravel.net](http://www.yorkshiretravel.net) 08712002233 [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

### Arrival & Car Parking Facilities

Beacon View Barn and Crag House Farm lie on Burtree Lane a gated road through the Dale of Danby. It can be accessed from the Castleton to Hutton-le-Hole Moor Rd which crosses the North York Moors between the A 171 to the

north and the A170 to the south.

The barn drive has an uneven surface a mixture of gravel and stone.

There is good access to all sides of the barn.

There is dedicated hard standing for 3 cars within the barns own grounds.

Outside lighting to three sides of the barn

Please note that this is a small working farm

## **Ground Floor**

The ground floor is mainly on one level. The exception is the utility and cloakroom which has a 150mm step up to the kitchen.

All entrance doors are glass.

All flooring to the ground level is Yorkshire stone flags with under floor heating.

All internal doors are reclaimed pine with latches.

There is little colour definition between the floor (York flag stones and Lined Oak) and the walls which are softly painted in Farrow and Ball colour Dimity.

### **Main Entrance**

The entrance door to the utility room is 1650mm high and 700mm wide.

The entrance door to the kitchen is 1900mm high and 850 mm wide.

There are two other access doors to the rear of the building.

### **Utility room**

The utility room is accessed via a glass door (1650mm h x 700mm w).

Belfast sink 880 mm h, mixer tap, oak worktop and draining board 930h, integral automatic washing machine and a tumble drier above it, microwave, fitted cupboards throughout, boot and shoe rack and clothes hanging space.

There is a WC 410mm h and hand basin 830mm h in the adjoining cloakroom.

150mm step up and through a pine plank door to

### **Kitchen**

The kitchen sits between the utility and the main living room. It can be accessed via an arched glass door from the driveway thus allowing someone with limited mobility access through the kitchen to the livingroom, ground floor bedroom and wet room.

It has a corner pew seating area, a one metre diameter circular table and two stools.

White fitted wall and floor units, oak work top 940mm h, Belfast sink 890mm h, mixer tap, integral fridge and freezer below, dishwasher, electric double oven, fan assisted, induction hob, extractor fan and a smoke alarm.

Fire extinguisher and fire blanket.

Wall, ceiling and work top lights.

The kitchen and utility rooms are both equipped to a very high standard.

### **Sitting room, Dining room, Stairs** 9400mm x 5700mm

The Doorway between the kitchen and the main living area is 810mm wide and 1970mm h.

The vaulted ceiling has exposed oak purlins and queen trusses and rises to 5700mm.

A cast iron wood burning stove on a raised stone plinth is in a corner position, fire extinguisher.

Wall mounted TV screen, DVD.

Furnished with a Turkish Kelim rug, 2 leather sofas, 2 wing chairs, several oak and pine upright chairs and occasional tables.

A Central wrought iron 8 light chandelier, wall, spot, floor lights dimmer switches and wall and floor sockets allow for a variety of mood lighting.

A glass access door (810mm w) leads outside to the rear of the barn with a 110mm step down.

A Green Oak open tread staircase rises centrally from this main living area it has 12 steps 200mm rise and 240mm tread causing some loss of head height under the galleried landing.

The gallery is supported by oak and stone pillars.

The refectory dining table ( 2420mm x 770mm) and benches sit below this galleried area (5700x3300mm x 2200mm h).

### **Bedroom1** 5500mm x 2950mm **and en suite wet room** 2980mm x 2520mm

Accessed from the dining area of the main room. Doorway is 820mm w 1970mm h.

This bedroom also has access to the garden via a glass arched door max height 1800mm with 2 steps down 180mm h.

Furnished with a King-size black and brass wrought iron bed 1530mm w 690mm h, wardrobe, chest of draws/dressing table, hair dryer, chair and a full length mirror, wall lights, bed side cabinets and lamps.

The en suite wet room has a non slip floor, floor to ceiling white tiles, a white wall mounted hand basin 820mm h with mirror over, wall mounted WC 400mm h and a shower with hand and wall mounted attachment. Glass and chrome shelves, chrome towel holder and chrome electric towel rail, shaving socket and waste bin. A 450 mm horizontal grab rail to the side of the toilet. A 610 mm vertical grab rail along side the wet room shower.

## **First Floor**

Limed oak floor boards throughout.

Reclaimed pine doors with iron latches.

## **Stairs and Gallery**

The Green Oak open tread staircase rises from the main living area to a galleried landing with a vaulted ceiling and exposed stone wall banisters to both sides of the stairs and around the gallery

Twin central spotlight and smoke detector on the ceiling.

Floor level window with stone cill and an iron safety guard.

Furnished with a Turkish Kelim rug, table, floor cushions, music centre and lamp.

Computer access.

Through an open stone door way into a corridor, one wall light. To the right is the hot water tank cupboard, ahead into bedroom 2, to the left is the entrance to the bathroom

## **Bedroom 2** 3850mm x 3410mm

This bedroom has a sloping ceiling from 1560mm rising to 3320 with exposed purlins (the lowest at 1790mm h) exposed stone fire place and chimney breast.

Floor level window and stone sill with an iron safety guard.

Traditional design radiator

Furnished with a King size 1530mm w 690mm h cream iron bedstead, chest of draws/dressing table, TV, rugs, clothes rail and shoe rack, bedside cabinets and lamps, central light and spot light inside chimney.

## **Bedroom 3** 3100mm x 2900mm

Accessed from the gallery at the top of the stairs

This bedroom has an exposed stone wall, sloping ceiling 1510mm to 3320mm, oak purlins and queen truss

Floor level window with stone sill and iron safety guard

Traditional design radiator.

Furnished with two zip and link single beds 920mm w 650mm h, bedside cabinet and wall mounted bedside lights, chest of draws/dressing table, mirror, hanging rail and a central light,

## **Bathroom** 4950 mm x 2130mm

With Sloping ceiling 1500mm h rising to 2670mm, exposed purlins, the lowest is 1830mm h and runs above the bath and loo.

Exposed stone wall.

Skylight and illuminated glazed barn ventilation slits.

Mood lighting and speakers from music centre.

Traditional design radiator.

Furnished with white porcelain hand basin and pedestal 840mm h, low level WC 430mm h, white cast iron double roll top bath 650mm h. Walk in shower with fixed head, an electric towel rail, wicker chair and wooden cabinet.

## **Out Side**

Crag House Farm is situated on a quiet gated road between Castleton Rigg and Danby Church.

Beacon View Barn lies within a group of old grade ii listed farm buildings that surround a Green and Dovecote.

The large private garden is fully enclosed and has stunning views across the Dale and Moorland.

Flat lawn to the south surrounded on three sides with post and rail fencing.

Adjacent to the north is a covered barn with flag stone patio area which measures 7 m x 9m, open to the east, south and west equipped for al fresco eating with a gas BBQ, fire extinguisher, tables, chairs, dresser and lighting. There is car access all around the barn with post and rail fencing and gates.

Bench seating against the south and west walls of Beacon View.

Spring water tap near the utility room, broom and boot brush.

There is an outside washing line and pegs

## **Additional Information**

Wireless internet connection

Freesat satelliteTV's

DVD

We receive Orange phone signal. We can supply our guests with a simple pay as you go phone

7 night breaks Friday to Friday are the general rule but exceptions can be made.

Please ring us to discuss.

Christmas and New Year booking dates may vary please make enquiries

Arrival after 4.00 pm and departure before 10.00 am is requested to allow us time to prepare Beacon View for all our guests.

Sorry No pets

Sorry no single sex parties (hen and stag parties)

Strictly No smoking.

Please ring us with any queries or questions

Contact for information and Booking

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**Future Plan**

The opening of Dale View Barn.

### **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01287660864 or email us [info@craghousefarm.co.uk](mailto:info@craghousefarm.co.uk)**

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