

Access Statement for Dale View Crag House Farm

Introduction

Dale View offers self catering accommodation for 6 within 3 double bedrooms. It is a rural, Grade II listed barn converted to a high standard and situated in the heart of the North York Moors National Park. Dale View and Beacon View Barns booked together gives spacious and luxurious accommodation for 12. Dale View retains many interesting and quirky features including low doorways and beams unusual internal glass windows and a glazed balcony . Large ground floor wetroom, spacious bathroom with double rolltop bath and separate shower. Fully equipped kitchen with dining table to seat 14, staircase rising to first floor bedrooms and bathroom. Utility/boots off room. The groundfloor bedroom has an unusual standing stone. The sitting room is on 2 levels it has a vaulted ceiling, south facing French doors onto the gardens, leather sofa's, flat screen tv, wood burning stove. Green oak staircase leads from the sitting room to the gallery over which there is a full length southerly roof light and a window on the west gable end.

LED mood lighting, Free Wifi, ipod dock. All inclusive quality bed linen, soft towels, logs for the wood burning stove.

Geothermal ground source under floor heating.

Parking for 3 cars

Two private gardens with undercover gas BBQ and dining area. Terrific views. We can recommend 2 local catering firms who can provide all your catering needs and local supermarkets who deliver here.

Pre-Arrival

Danny and Liz Nightingale

Crag House Farm

Danby Head

Whitby

North Yorkshire

YO21 2NW

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www.craghousefarm.co.uk

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

08457484950 where connections are available for the Esk Valley railway line and Castleton Station. 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 08712002233 www.northyorkmoors.org.uk

Arrival & Car Parking Facilities

Dale View Barn and Crag House Farm lie on Burtree Lane a gated road through the Dale of Danby. 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 is a mixture of concrete and stone with steps.

There is dedicated hard standing for 3 cars.

Outside lighting to three sides of the barn

Please note that this is a small working farm

Dale View is a Grade II listed building with many quirky and interesting features notably:

The reconstruction of this barn included two huge new Green Oak Frames. The first can be seen in the kitchen, bathroom and the twin bedroom, stretching up to the vaulted ceiling, it supports the ridge beam and Ancient purlins. The second is visible in the sitting room it supports not only the roof but also forms part of the gallery. The wood was locally sourced and then hand made on site.

Both staircases are constructed of Green Oak and were made on site.

There is a lot of interesting glazing throughout the building:

Of particular interest 13 glazed ventilation slits we call them arrow slits...more fun!

We have retained the large Weavers window above the kitchen staircase.

A lovely glazed door from the ground floor bedroom gives access to the south facing patio and gardens. This room also has 2 glazed openings into the sitting room which have quirky old wooden panels which you can slot into place at bedtime! Look out for the amazing standing stonethe centre of the entire building ...is this part of Yorkshire Stone Henge? 'A little story with this stone.'

Look out for the wrens nest still in place, will she return? Probably not just there but we hope she will nest elsewhere, we would like you to look out for her.

Large French windows from the sitting room face south onto the gardens.

A dramatic modern rooflight extends the full height of the roof, south facing above the oak gallery over the sitting room.

The Internal glazing is a particular feature in Dale View

A 3300mm high x 2300 wide window set in the stone wall in the first floor master bedroom that overlooks the sitting room and across to the gallery, is a stunning feature.

The gallery in turn has a glass banister surrounding it.

The whole effect is light enhancing and creates an amazing feeling of openness and space and allows natural light to be used to its full advantage and shows off the stone and Timbers both ancient and new.

The Original very low doorway way-hobbit like- from utility room to Kitchen
Coloured flashing disco led lights in the wet room.

Large antique Oak and Elm extendable table 2360mm to 3560mm (11ft 9ins)
flanked by a Pine Pew formerly from Skelton Methodist Chapel 2800mm and an

Old school bench from Scarborough

Genuine butchers block converted to a mobile kitchen island

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Ground Floor

Dale View is a listed building with many quirky and very interesting features retained, these include notably a low doorway between the kitchen and utility room which is 1650mm high and 500mm deep. The doorway into the ground floor bedroom is 1740mm high with an oak beam at 1800mm high just 650mm inside that doorway. Yorkshire stone flag flooring with under floor heating throughout. The utility room, wet room (non slip flooring) and kitchen/dining room are on one level. Two steps up to the hall and ground floor bedroom then one step up to the sitting room which is on 2 levels.

Main Entrance

The main entrance is through the utility room through to the kitchen. Access is also through the ground floor bedroom, the sitting room and the hall.

Utility/boots off room

Belfast sink, washing machine, tumble drier, freezer and ample cupboards. Coat hanging and boot rack.

Wet room

Shower, eco water saving WC, hand basin, towel rail, mood lighting including colour changing fun lights!

Kitchen and Dining Room

Accessed through a low doorway from the utility room. This large room measures 6200mm x 5000mm.

The fitted kitchen area has a wooden work surface. Electric fan assisted double oven, extractor fan, Induction hob. Dishwasher, fridge, microwave, toaster, Belfast sink with mixer tap. Plate rack and glazed illuminated wall cupboards. A movable Butchers block is used as a kitchen island, which can stand in the centre of the room above a floor power point or tucked neatly under the stairs. Extensive led lighting

The dining area is furnished with an antique oak and elm table that seats 14. An original pew A serving table with shelves above.

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.

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 cill 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 cill 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 4950mm 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.
- Dale 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 Dale 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 satellite TV'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 breaks for 2014 will be for 5 nights duration.
- Arrival after 4.00 pm and departure before 10.00 am is requested to allow us time to prepare Dale View for all our guests.
- Sorry No pets
- Sorry no single sex parties (hen and stag parties)
- Strictly No smoking in the barn.

Please ring us with any queries or questions

- Contact for information and Booking

Danny and Liz Nightingale

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Future Plans

We plan to reroof and convert an adjacent 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

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