



ACCESS STATEMENT

1 Introduction

The Cowshed is a converted farm building at Cold Oak Farm. The main farmhouse, which is occupied by the owners, is at a distance of approximately 20 meters from the Cowshed. The property is surrounded by open farmland and located between the village of Knowbury and the hamlet of Snitton on the side of Titterstone Clee Hill.

Cold Oak Farm, set in eleven acres of pasture land, is not currently a working farm although arrangements may be made in the future for neighbours' sheep to be grazed for a few weeks each year in one or more of the fields.

Bookings and enquiries may be made at any time on-line or by e-mail, and the owners may be contacted by telephone between the hours of 8 am and 7 pm. Contact details are:

Gill and Brian Shacklock
The Cowshed at Cold Oak Farm
Snitton
Near Ludlow
Shropshire
SY8 3JX

Tel: 07890 131995

E-mail: thecowshed@outlook.com

Web: www.coldoakfarm.co.uk

Our website shows interior and exterior pictures of The Cowshed and grounds, floor plans, prices, availability and conditions of booking. All guests receive pre-arrival information, including directions to and information about how to gain entry to the property, when the full rental has been paid.

2 Pre-arrival

The nearest town is Ludlow, four miles away. As the property is in a rural setting and public transport is very limited, it is strongly advised that guests have their own vehicle.

Arrival to the area by bus: Bus services run from Birmingham and Shrewsbury, and from Hereford connecting with the coach service from London (Victoria Coach Station).

Arrival to the area by rail: The nearest station is at Ludlow, on the Manchester to Cardiff Welsh Marches Line. From London (Paddington) it is reached via Newport, Monmouthshire and from London (Euston) via Crewe, Cheshire.



There are no car hire facilities in Ludlow and no direct bus service to The Cowshed. Taxis are available from Ludlow but advance booking is essential from, for example:

- Annette's: 01584 878787
- Ludlow Taxis: 01584 876666
- Ashford Cars: 07968 890696

(The above details were last checked on 2 December 2020.)

Arrival to the area by air: The nearest airport is Birmingham which is approximately 2 hours away from Ludlow by train. By road from the airport, via the M42 to the west, the property is approximately 51 miles. Car hire facilities are available at the airport.

3 Arrival at The Cowshed and parking

Guests with satellite navigation should enter the postcode SY8 3JX and this will take them to, or near to, the sign in Snitton Lane for Cold Oak Farm. From there, access to the property is via a private hardcore track which leads to an electrically-operated farm gate. On arrival, the gate can be opened by entering the code provided in the pre-arrival information.

There is ample parking immediately in front of the steps leading to the patio area of The Cowshed.

As The Cowshed is accessed via five external steps, none greater than 200 mm high, and there are stairs to the bedroom area, it is not suitable for wheelchair users or those with mobility problems.

The property has several outside lights, some of which can be controlled by visitors staying in The Cowshed.

4 Accommodation and facilities

The Cowshed sleeps two in one double bedroom (with king-size bed) on the mezzanine floor, accessed by stairs from the living room.

On the ground floor, the property has an entrance lobby leading to the kitchen/dining area on the left and sun room on the right. The sun room has French windows leading to the patio. The shower room is accessed from the kitchen. There is a step down from the kitchen to the living room and the latter has French windows to the patio.



There are wooden floors throughout and rugs in the living room, sun room and bedroom. The rugs in the bedroom have non-slip underlay.

The main patio is on two levels, the lower level being a seating area. A shed containing a rotary washing line, barbecue and, in wet weather, the patio furniture is located next to the sun room.

Guests may, if they wish, walk around the grounds to the rear and south side of The Cowshed and in the orchard.

There is adequate mobile phone reception and free Wi-Fi for your laptop.

Prices include bathroom towels, linen, heating and electricity. A washing machine, fridge, freezer, microwave and dishwasher are provided.

Waste disposal bins are located in the modern, open-sided barn and a compost bin is provided near The Cowshed for vegetable waste.

The Cowshed is strictly non-smoking, as is the patio area.