

ACCESS STATEMENT

THE ROOST RETREAT AT ELM TREE FARM, LEEMING BAR

The Roost Retreat was a former Orangery, attached to Elm Tree Farmhouse when the building was a working farm. Elm Tree Farm and the neighbouring property, The Poplars, were owned and lived in by the Mattison family who also owned the iron foundry and all the surrounding 45 acres of land around the property. The iron foundry made a wide range of farming equipment, gates, stair balustrades, mileposts, fire surrounds, barn door fixtures and much more. The iron gates to the entrance of Elm Tree Farm, leading up to The Roost Retreat were made in the Mattison Foundry and are dated 1928.

The Roost Retreat was fully restored and converted by the previous owners in 2018, into a fully self-contained holiday retreat, followed by erection of the separate kitchenette a couple of years later.

The following access statement is a summary of services provided at The Roost Retreat. Please contact us if you have any specific enquiries and we will assist you where we can.

Pre-Arrival

- We can be contacted by telephone, email and have a direct on-line booking system at www.theroostretreat.co.uk
- The Roost Retreat is situated off Leeming Lane in the centre of Leeming Bar. It has direct access from the A1(M) in both directions.
- There is a main bus route through the village, which goes to Leyburn and Northallerton (Dales and District 73), with bus stops within 30 metres of our property. There is also a local bus service from Leeming Village to Northallerton (Hodgsons 53) which stops right outside Elm Tree Farm.
- Railway station is at Northallerton (5 miles) which is on the East Coast Main Line with direct trains to London Kings Cross, Manchester, Leeds, Newcastle and Edinburgh.
- Local taxi service, Coopers Cabs are located in Bedale.
- Local shop is the Co-op, next door but one to us, mobile Post Office on Mondays and Thursdays (2.15 pm to 3 pm)
- We are primarily adult only and do not accept under 18 years, guests attending stag/hen parties or weddings. We will accept one infant (in a travel cot) and one child between 2 and 12 years - ONLY applicable when the Wensleydale Polar Express is running November and December.

- We cannot accommodate wheelchairs or mobility scooters inside The Roost Retreat due limited space.

Arrival and Car Parking

- There is private, off-road parking at The Roost Retreat with a turning bay and parking in front of the property.
- A large secure and lockable outhouse is available for motorcycles and cyclists.
- There are a set of iron gates into the main driveway up to The Roost Retreat. The driveway is a tarmac surface and is flat and without any gradients.
- Assistance with luggage is offered if required.

Outside and Garden

Access to the patio area is to the left of the separate kitchenette. There are two chairs, a square cube table with storage area with plastic plates, glasses and napkins. There is a table with a parasol, barbeque and a fire pit. There is a side gate entrance for guest use to walk into the village.

Public Areas

- Both The Roost Retreat and separate kitchenette are on the ground floor with no stairs.
- Guest access to The Roost Retreat is through the double doors in the building to the left of the main house.
- The doors to The Roost Retreat open outwards, the left hand door is the main side to use. Guests are given keys to this door and the kitchenette key is located in the main area of The Roost.
- The owners live in the adjacent property should any assistance be required. There is a doorbell to the left of the front door.
- We have emergency 'forgotten' supplies such as dental and shaving kits.

The Roost Retreat – Bedroom and Living Area

- The Roost Retreat is of brick and wood construction with original wooden beams, has full guttering and drainage

- Free WiFi is available and the access code is located in the guest information folder and also written on the black board above the hospitality tray area
- The room is equipped with a hand-held emergency torch. Instructions for use in the event of power cuts are located in the bedside cabinet.
- There is a hard-wired smoke detector and a carbon monoxide detector.
- The bedroom and Living area has a wall-mounted TV, two tub chairs, two side tables, a four poster bed, in built fridge and wall unit with mugs, glasses, kettle and hospitality tray.
- The flooring is wood and has a large rug at the main doors
- There is an en-suite shower room with a double-glazed window which can be opened. The shower is a large cubicle with a rain shower head and smaller detachable shower head.
- The French style doors can be opened on both sides, the key to the other door is located on a shelf above the door on the inside.
- Both the doors and accompanying windows are double glazed and with two windows which can be opened.
- The Roost is heated by two double radiators, with temperature gauges on each radiator and independent thermostat.
- There is a hairdryer and heat mat (for hair straighteners/tongs) as well as shoe-shine sponge and clothes brush.
- A fire extinguisher is located next to the fridge.

Kitchenette

- The kitchenette is of wood construction with a slate tiled roof. Full guttering and drainage.
- The door to the kitchenette slides to the left and key for the lock is located in the main accommodation area. The door is double-glazed with a curtain.
- There is a small table and two chairs, a sink unit, built in microwave oven at eye-level, freestanding marble topped workstation and mini-fridge.
- Belfast sink with hot and cold taps.
- Electric heater with adjustable buttons to operate the temperature.
- Cleaning fluids, bin liners, dust pan and brush are in the cupboard under the sink.
- Electrical equipment comprises a kettle, toaster, egg cooker, microwave oven, air fryer, mini-fridge and Krups coffee machine.

Laundry

- Laundry and drying facilities are available on request at £5 per day.

Additional Information

- Evacuation procedure in the event of a fire: the escape route is via the patio doors. The assembly point at the end of the tarmac drive.
 - Up to two small dogs OR one medium dog allowed
 - Dogs must not be left in The Roost or Kitchenette on their own.
 - Water bowl, blanket, towel and treats are provided
 - Dog waste must be picked up from the garden, dog waste bin located between the kitchenette and the main living area.
 - Black refuse bin and blue bin for recycling also located between the kitchenette and main living area.
 - Clothes line in this area also, with two hooks for the line
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- Mobile phone networks are usually available.
 - The Roost Retreat has a strict no-smoking policy within the building and kitchenette. If guests need to smoke, then this is permitted in the patio area where an ashtray is provided.
 - Local taxi number: Coopers Cabs – 01677 424252

We welcome any feedback you may have, to help us continually improve our services. If you have any comments, please contact us on 01677 632360 or email: stay@theroostretreat.co.uk

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