



ACCESS STATEMENT
HIGH GREEN COTTAGE

High Green Farm is situated on a sloping site on the east side of Nidderdale overlooking the River Nidd.

The entrance driveway is best approached from the village of Wath, being at an angle to the road.

The drive is sloping up from the road and has a gravel and stone finish.

There is parking and turning space, through a gateway to the left, to a courtyard area in front of the Cottage and High Green Farm garage.

This area can be used, on arrival, to collect the keys from the main house.

(Come to the front door) and to offload luggage through the main front door of the Cottage

The main parking area for four cars is to the rear of the Cottage.

The front door of the main house is accessed through the wooden gate opposite the garage.

There are, however, five steps down from the garage area and one up to the front door.

There are also two steps up to the front door of the Cottage

Internally, all three bedrooms are on the ground floor with a utility room. The kitchen, dining and living are on the first floor accessed by the main flight of stairs off the main hall.

However, bedroom three is to the right of the hall accessed up two steps which also leads to a separate W.C. and a further three steps to the side door.

The patio area to the rear of the Cottage is accessed via the path to the right of the Cottage up three small steps or from the rear car park down three steps

High Green Cottage has been recently renovated to the highest standard.

The Cottage is well equipped for guests, along with a folder giving comprehensive guest information.

This is a non-smoking Cottage and we do not accommodate pets.