

ACCESS STATEMENT. **PROVEN HOUSE, LANE SIDE FARM**  
ALSTON, LONGRIDGE, PRESTON  
PR3 3BN

\*\*\*\*VisitBritain National Accommodation Quality Assurance\*\*\*\*

**Under the above scheme, Proven House has been awarded...**

- **Self Catering \*\*\*\*FOUR STAR + GOLD AWARD 2009/2010 + FINALIST.**
- **also under the National Accessible Scheme-**
- **Mobility- Level 2**
- **Visual Impairment- Level 1**
- **Hearing- Level 1**
- **Walkers Welcome**
- **Cyclists Welcome**
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LANCS & BLACKBURN  
TOURISM AWARD  
2009/2010

A warm welcome awaits at the Proven House at Lane Side Farm which is conveniently situated at the gateway to the Ribble Valley. Situated in a quiet location, yet within 4 miles of the M6 motorway it is a perfect base to explore the Lancashire Coastal Resorts as well as the beautiful Ribble Valley, Forest of Bowland, Pendle & Yorkshie Dales.

The small market town of Longridge is less than 2 miles away.

We are a small family working beef & sheep farm, with a pedestrian/wheelchair access across 500 metres of our farmland.

This stone-built ground floor accomodation (converted 2008) is a self catering cottage with the farmyard complex. Proven House comprises of one twin bedroom with wetroom/toilet lounge, kitchen/dining room and has full central heating.

There is ample parking & access is via 2 stone steps or ramp. To the front is another ramp leading to a large paved area with chairs & table, enjoying views accross open farmland.

- Ample parking space
- Features include exposed stone walls & beams, enhanced with oak flooring & stone flag effect flooring in kitchen.
- Comfortable lounge with digital tv & dvd player & remote control coal effect propane fire
- Well equipped dining/kitchen
- Bedroom is equipped with two electrically adjusted beds
- En suite wetroom with wheelchair access
- Pedestrian & Wheelchair access across owners land
- Mobility, visual, & hearing disabilities catered for
- Walkers & Cyclists Welcome
- Small market town Longridge less than 2 miles away
- Excellent country pubs & restaurants close by
- Within easy travelling distance of Ribble Valley, Forest of Bowland, Yorkshire Dales & West Coast
- Shopping- historic market towns & mill shops within easy driving distance
- Sorry, smoking & pets are not allowed in the cottage
- All heating, bed linen & towels are included at no extra cost