



Access Statement

ARRIVING/GROUNDS

The drive is approx 45 metres/50 yards long with an incline

There are 2 parking spaces for guest cars immediately outside the front door, with additional space for larger vehicles to the right of the drive

Static night lighting is at the front door, with additional PIR floodlights on the approaches

The garden/guest patio is on one level with a slight incline

A step of approx 5cm/2" leads to the covered porch with a step up of approx 18cm/7" at the front door.

GROUND FLOOR - Reception Hall and Breakfast Room/Lounge

The reception area is one level with good lighting and a night light during hours of darkness

The breakfast room/lounge has dining and occasional furniture with good lighting

Dining chairs are non fixed without arms

The breakfast menu is in clear print, with a larger print menu available

Vegetarian options are always available and special diets can be catered for with prior notice

STAIRS TO FIRST FLOOR LANDING AND BEDROOMS

There is a straight flight of 12 stairs with good lighting and a handrail on the right hand side

The landing is on one level with good lighting, and a nightlight during hours of darkness

The bedroom with en-suite shower has a step of approx 18cm/7" off the landing

The room has a variety of lighting, including individually switched vanity (inc. Razor socket) and overbed lights

The en-suite shower room is well lit and with a pull switch just inside the door on the left

The shower cubicle has a lip of approx 20cm/8" and is of a standard size (not large enough for a stool)

The bedroom with private bathroom is off the landing

The room has a variety of lighting, including individually switched vanity and bedside lights

The bathroom, for the exclusive use of this room, is approx 6 metres/19 feet along the landing

It is a large, well lit room with additional switched light over the washbasin, plus a razor socket

The bath has a grab handle, combination mixer taps and overhead shower

The room has an internal "privacy" lock, and it can be locked from the outside with a key operated lock when not in use

Both bedrooms have key operated locks, smoke detectors with escape light and a torch

OTHER INFORMATION

In accordance with legislation, smoking is not permitted anywhere inside the house

We do not have any facilities for children

We do not accept any pets

We have no signs or literature in Braille

Due to the nature of the building, we regret that it is not suitable for people that are confined to wheelchairs, but all assistance will be given when needed

Brian and Barbara Palmer

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