

## **Access Statement For Pear Tree Farm Barn**

### **Introduction**

PTFB is a self catering unit which will accommodate 4 people. It has no special adaptations. All doorways and heights are at standard levels unless stated. The building was converted in 2003 and so conforms to up to date building regulations. The ground floor of the building has three levels (two and three steps between levels)

### **Pre-Arrival**

Bookings can be made by telephone, e mail or on line. Large type copies of forms and details can be made available on request. Booking confirmation is sent by e mail or post.

### **Arrival & Car Parking Facilities**

The entrance to the car park is quite tight but negotiable by any vehicle up to the size of a 'Transit' type van. Vehicles are best turned so that they exit the drive forwards.

Parking is approx 10M away from the property on a slightly sloping gravel surface. There are external lights in the car park area (time and sensor controlled) and at the entrance to the property.

### **Main Entrance & Reception**

Main entrance is through the kitchen door. There are two steps (15cms in height) from outside to the kitchen door. Outside the kitchen door and patio doors from the lounge is a crazy stone paved area. This is quite uneven.

### **Public Areas - General (Internal)**

Wooden floors through with loose carpets. Spot lighting and low voltage ceiling lights.

Staircase to upstairs is narrow, has two turns and wooden treads. Ceiling height is 1.8M in all the upstairs en-suite.

### **Downstairs Bathroom & WC**

En-suite leads directly from the bedroom, large (double) shower cubicle with step into shower tray. Plastic stool for seating. Standard low flush toilet. Standard height wash basin.

### **Upstairs Bathroom & WC**

Limited headroom 1.8M max. Bath with shower over. Standard toilet and wash basin. Small step down into bathroom (8cms)

### **Kitchen**

Standard household washing machine and tumble drier in the kitchen. Floor standing electric cooker – normal domestic height. Microwave – on kitchen surface. Surfaces at standard heights. Wall cupboards at standard height.

### **Outdoor Facilities**

Garden with garden furniture to left of driveway. Gravel paths and three stone steps to garden.

### **Downstairs Bedroom**

Two steps from lounge. Standard size/height double bed.

### **Upstairs Bedroom**

Two single beds – low to floor. Restricted space because of eaves.

### **Additional Information**

The property is approximately 300 years old, but recently renovated to a high standard.

Customers who require exact details of heights / widths etc, or who have any questions about access are very welcome to phone or e mail for specific up to date accurate information. If in doubt just ask. We will always do our very best to help.

### **Contact Information**

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