

## **Access Statement for Dairy Barn**

### **Introduction**

Dairy Barn is a stone barn built approximately in 1700 and converted into a holiday cottage in 2010. It adjoins our house on a tarmac lane, in the centre of the village.

### **Pre-Arrival**

- We have a website with a virtual tour of the barn, and pictures of rooms. We also provide a printed brochure which may be sent by post.
- Enquiries and bookings may be by telephone, letter or email directly from the website.
- All guests are provided with a booking confirmation which records their needs regarding bedding, towels and other linen.
- Upon receipt of the balance of payment, guests are provided with directions, and other information you might need on arrival, e.g. nearest shops, places to eat etc
- The nearest bus stops are on the A371, 200m walk up the fairly steep lane without footpath, then 200m along the flat road. There is pavement along the road. Buses go hourly to Wells or Weston Super Mare.
- Nearest railway stations are at Bristol, (20 miles) and Weston Super Mare, (16 miles)

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

- Guests collect the keys from our house, next door. The door bell is at 1.46m height. Entry to the barn is on the level.
- There are two parking places in our yard.

### **Outside**

- Pavier tiled flat patio with outside old stone steps of variable sizes, leading to glass fronted balcony with wooden decking along first floor. Balcony width 1m.
- PIR lights down steps and at front entrance
- Key safe at 1.2m height.

### **Main Entrance,**

- The Yale lock is 1.4m and the deadlock is 80cms height
- Doors have Suffolk catches at 1.4m height.

## **Hall, Stairs, Landing, Corridors etc**

- The tiled downstairs hall leads to the stairs which are carpeted and turn at the top. There are 11 x 19cms steps to the turn, then three wider steps on the turn itself to the first floor.
- All windows have key locks and catches at 1m height and sills of 0.5m depth.
- All doors leading to patio and balcony have deadlocks at 1.4m height. Spare keys hang on hooks at 1.7m height, above child height.
- Smoke and CO2 alarms are fitted.
- The under stairs area is for guests' storage and vacuum.

## **Utility room**

- Washing machine with tumble drier above and space at the side for ironing board and storage.
- Switches for washing machine at 90cms and for tumble drier at 1.9m.

## **Shower room.**

- Tiled floor, curved shower 1.4m x 1.0m, with easy turn taps at 1.25m height. Safety mat provided.
- Washbasin with lever taps, above which is a shaver point in vanity unit at 1.7m height.
- Lever handle toilet.

## **Bedroom 1**

King-size bedded room, door 74cms wide with hinge on the right. Suffolk catch at 1.4 m height

- French doors to patio are 1.25m wide. Sockets are just above skirting level.
- Fully carpeted.
- Bed is 6ft wide.

There is a double wardrobe, chest of drawers and 2 chairs and bedside tables in the room.

## **Bedroom 2**

- Fully carpeted
- Twin 3ft beds.
- Sockets just above skirting.
- Window with deep sill 0.5m and catch and lock at 1.0m height

- Light switch on right of door at 1.4m height.

### **First Floor**

- Oak wood floor throughout living area.
- Two sets of doors to balcony are 1.25m wide
- Kitchen area has sockets above usual work surfaces
- Cooker and all cupboards, dishwasher and fridge with freezer above, have bar handles
- Computer table at .8m height with Wi-Fi connection
- Rechargeable torch at computer table.
- Standard lamp with switch at .8m height.
- Sockets above skirtings.
- Wall mounted boiler above kitchen work surface with free standing controls which may be placed anywhere convenient.
- 2 x 2 seater sofas and two other armchairs in lounge area, dining table and 6 chairs. Wall mounted TV with Freeview and DVD
- Rug in seating area.

### **Bedroom 3**

- Door hinges to left. Second door to balcony with lever handle and deadlock at 1m height.
- Fully carpeted
- Sockets above skirtings.

### **Grounds and Gardens**

- The garden may be used, but is uneven. Children and pets must be supervised at all times. No access to greenhouses.
- Dogs may be walked easily, as it is only a short distance to a variety of lanes, fields and footpaths.

There is a children's play area in the recreation field, 10 minutes walk through footpaths.

### **Additional Information**

- The village is in a Neighbourhood Watch scheme. Details are on the notice board in the hall.
- A torch is provided as there are no street lights.
- Children and pets are welcome.
- Although in the centre of the village with its shop just 100m away,

this is a very quiet lane for a peaceful holiday, There is a comprehensive list of things to do in the lounge, together with a folder of useful information, instruction books for all gadgets and important telephone numbers.

- We are just a short walk away if further help is required.

Address: For those using Sat Nav.:

We are: Leighurst, The Street, Draycott. Cheddar. Somerset. BS27 3TH

Barn is: Dairy Barn, The Street, Draycott. BS27 3TH

Telephone - Owner: 01934 742811 / Mobile: 07511 203 623

Email: [dairybarn@uwclub.net](mailto:dairybarn@uwclub.net)

Website: [www.martindale-cottage.co.uk](http://www.martindale-cottage.co.uk)

Hours of operation: Open all year

### **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01934 742811/07511/203 623 or email [dairybarn@uwclub.net](mailto:dairybarn@uwclub.net)**