

# Southwold Barn Disability Access Statement

The accommodation in this self-catering 17th Century Barn conversion is all arranged on two levels

Access to the property is via a stone step to the front door Please note however that reaching the cottage from the car parking area involves a 20-yard walk to the front door The entrance doors (and all interior doors) are 3ft wide and are suitable for wheelchair access.

We aim to provide appropriate and relevant information in this statement but if you have any queries please do call us on 01242 890394

We look forward to welcoming you.

## **Pre-Arrival**

The nearest shops are a five-minute drive or a three and a half mile walk along a combination of narrow country lanes long sections of which have no pavement.

The nearest bus stop is about 500 yards from the cottage.

We can arrange for shopping to be delivered for your arrival and can provide information in large print on request.

## **Arrival & Car Parking Facilities**

The off road car parking area is at the side of the cottage. The car parking area and pathway is level and laid to 'chip & asphalt'. That's gravel to you and me.

## **The Accommodation**

The front door is a standard 30 inches wide and opens inwards to the lounge and has wooden flooring.

Mains powered, smoke alarms are fitted in the entrance hall and first floor hallway. Emergency lighting is available

## **Sleeping accommodation Ground Floor**

The main bedroom is furnished with a King-size pine 4 Poster bed, which is heavy (but not impossible) to move. Lights are controlled by switches at both the entrance door and the bedside. The two bedside cabinets (and lamps) are moveable to allow greater access to the bed which is wheelchair accessible. A mirror is fitted over a chest of drawers and is suitable for use by anyone in a wheelchair. The room is fitted with a carpet. Other obstacles include a wardrobe and a blanket box.

The second bedroom is furnished with a double bed but is not suitable for wheelchair access. Light switches are fitted at the door and between the two beds. A mirror is fitted on the wall and is unsuitable for use by anyone in a wheelchair. The room has wooden flooring.

### **The Kitchen/Diner**

There is an open plan kitchen and dining area.

Furniture is moveable. The rectangular oak dining table has legs at each corner and comes with eight chairs. There is a wooden floor.

A radio/CD player in the lounge has a remote control device.

Wall mounted storage cupboards will present access difficulties for wheelchair-bound guests. Similarly, the extractor hood for the hob is out of reach to those in a wheelchair.

French windows open out onto a small patio, which is accessed via a single stone step. The total width of both doors is approx 5' and is provided with a mortise lock and key.

### **Bathroom**

The bathroom has a close-coupled toilet, pedestal sink, a steel bath of 1700mm length and of standard height. Mixer taps and a hand-held shower unit is provided although there is a separate shower cubicle within the same room. The shower cubicle is 900mm square and is fitted with 8mm and 6mm toughened glass panels and a stone resin tray. The glass door opens outwards. The taps and temperature control are 48 inches from the floor of the tray. There are no hand support rails for the bath, shower or toilet. The two light switches are of the pull-cord variety.

### **Lounge**

The lounge has woodburner with a 2" high brick hearth protruding into the room by approximately 14". Furniture consists of two double sofas, two coffee/lamp tables and a digital TV and DVD player (with remote control devices). Light switches by the door control both the wall-mounted lights and the table lamps. The room has a wooden floor

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

All of the doors are 30 inches wide and open inwards from the hall. The hall is 3' 6" wide along its length. Décor is light and contrasting with pine floors, painted doors and skirting. Floors are slippery in socks or bare feet.

Door furniture is black, wrought iron rim-lock. Windows are wooden, double-glazed variety with key locks. Keys are provided but the windows are NOT designed to open fully. They should NOT be regarded as a point of exit except in cases of absolute need. They will not allow passage to anyone who is disabled or of above average weight.

### **Laundry**

There is a front-loading washing machine and tumble drier in the utility area, which is accessed via a step by the back door. This is a small area NOT suitable for wheelchair users.

### **Oil Fired Central Heating Boiler and Electricity Meter**

The oil-fired central heating and hot water boiler provides hot water on demand and is fully programmable. The boiler and the electricity meter and fuse box are in the laundry room. The fuse box is not accessible to someone in a wheelchair.

### **Gardens**

The lawns slope gently away from the house and occupy about an acre of the 4.75-acre cottage garden. Great care needs to be exercised on several levels the ground slopes steeply and suddenly down to a stream and is unsuitable for anybody other than the fit and able-bodied. An ornamental pond just inside the cottage gate and about 50 yds from the cottage should be treated with care. It is not deep but water is water and can drown the unwary..

### **Additional Information**

Smoking is not permitted anywhere inside or near the Barn.

There is limited mobile phone reception in the area.