

ACCESS STATEMENT - BRENLEY FARMHOUSE

Approach & Parking

There is a tarmac drive from the main road to the farmhouse. There are no marked bays but there is a Guest Parking sign. Parking is either on a flat area or a slight slope and both are adjacent to the house.

There is one step to the terrace 4" high.

There are 5 steps (varying from 5" - 7" high) to the front door with metal handrails on either side.

There is plenty of outside lighting which is on until all guests are in for the night.

Entrance Hall

The front door opens onto the main hall and dining room which is a carpeted area.

There is a straight run of 15 stairs (7" high x 35" wide) to the first floor with baluster rail on one side and thick rope support on the other.

Dining Room

This is open to the front door and staircase. There is one large dining table and guests sit together. Menus are available and vegetarians are always catered for, other diets with prior notice.

Most of the meal is self-service from the sideboard with hot beverages and meals produced to order from the kitchen.

There is plenty of colour contrast between furniture, furnishings, wall finishes, napery and crockery.

Landing

The landing is carpeted and well lit with no steps to the twin room or double room, but 1 step to the family wing (4")

There is a guest fridge containing fresh milk and bottled water and available for guests to use for their own storage

There is also a chest with information on eating out and some promotional literature

Double/Family Suite with en-suite bathroom

This is in effect a private wing of the house. Access is through a door with 4" step onto a private landing and door to the main room. The main bedroom is 21'9" x 13'9" max and contains a standard double bed at 21" high. There is a central light, 2 pairs of wall lights and a multi pendant over the sofa. There are bedside tables either side of the bed with adjustable lamps and switches in the flex; the beds are equipped with electric under blankets which have individual controls. There is an en-suite bathroom within this bedroom, with 1500mm bath with non-slip surface and hand rails. The shower over the bath is mains fed with a 4 way fold glass screen; there is a standard height WC and vanity unit with lever taps, mirror and light above; there is a shaver socket to the side of the mirror.

The hostess tray is on top of a bookcase and the kettle point is also at this level. There is also a coffee table, 3 seat sofa, dressing table, wooden chair and mirror, with the TV/DVD player and built in cupboards with extra blankets/pillows. The style is contemporary with good colour contrasts between carpet, wall finishes, furniture and fittings.

There is an adjacent bedroom for children (or 1 adult) with a single bed and double sofa bed, again in similar style. There is a dressing table and chair, built in wardrobe cupboard and another cupboard with the hostess tray and TV/DVD player. A kettle is not normally supplied for this room.

Twin Bedroom with en-suite Bathroom

This bed room is directly opposite the top of the stairs with level access. The room measures 11'9"x13' and contains two standard 3' beds which are 24" to the top of the mattress; there is 18" between the beds, with access to both sides of one bed and to one side of the other bed; each bed has an electric under blanket. There is a bedside table between the two beds with a table lamp, radio/alarm clock and also a pull cord for the main central light, there is also a standard lamp beside the armchairs. There are two easy chairs which are firm based at 19" high with cushions and a coffee table. The TV/DVD has a remote control; there is a dressing table with wooden stool; built in wardrobe with extra pillows, blankets and bathrobes and a tall chest of drawers. The hostess

tray is on the dressing table and the electric point is at skirting board level. The floor is carpeted and the furnishings, furniture and wall finishes offer good contrasts.

The bathroom contains bath with shower over (mains hot water through mixer) and folding glass doors from the tap end; the base of the bath has a non-slip surface and there are hand rails on either side of the bath. There is a wash hand basin with lever action taps, electric shaver point with the light over the mirror and dual flush WC. The floor is non-slip cushion flooring and there is a second door directly onto the landing, if required.

Double Bedroom with En-Suite Shower Room

The double room is 17' x 16'9" and is carpeted. The bed is 6' wide and 24" high, with tables on either side with sensored, touch base lamps and clock/radio alarm. The bed has an electric under blanket with individual controls. The wash hand basin in the room has lever taps and shaver point in the light over the mirror. The hostess tray is on the chest of drawers and the power point is at table top height.

There are two armchairs, coffee table 12" high, TV/DVD on a turntable, dressing table and stool and wardrobe (with extra pillows and blankets). There is good contrast between furniture, furnishing and wall finishes. The room has 3 double wall lights as well as the bedside lights.

There is a separate WC and shower. The shower has 1 step (7") up into the room and the shower cabinet is spacious and curved with a sliding door (electric, thermostatically controlled hot water). There is an electric towel rail in the room and toweling bath robes.

Fire Alarms

The house is hard wired throughout with smoke detectors on the landing and dining room. Fire Notices are provided in each room and there are water extinguishers on the private wing landing and at the top of the main stairs.

Gardens

There is access around the side of the house through a gate to the back garden which is flat and lawned with level brick pathways. There is access to the orchard though a side gate but this is onto typical orchard grassland and may be

uneven. There is wooden seating in the garden adjacent to the house and beside the pool.

The pool may be used at guests own risk, but all children and non-swimmers must be accompanied by a competent adult swimmer at all times. Please be aware that there is no shallow end. Water depth varies from 5' to 7'6"