

Access Statement for Three Bedroom Self Catering Cottage “The Barn”

Introduction

The Barn is a self-contained two storey property, the ground floor attaches to the adjacent cottages, and the second floor is detached as the adjacent properties are single storey. It is the feature property at the centre of cottages around the courtyard.

The Barn has three bedrooms all with en-suite bathrooms and a visitor's cloakroom just off the dining hall. This makes ideal for groups or families as everyone has their own bathroom and WC and the cloakroom adds an extra WC. There is also a lounge, dining hall, kitchen, utility room, cloakroom and double staircase.

We have tried to provide as much information as possible in this statement, if you have any enquiries please do call. We look forward to welcoming you.

Pre-Arrival

- We have a comprehensive website; on the menu “Directions” has maps and an automated system for a map and directions from your UK location to us.
- Overseas visitors can enter their port of entry e.g. London Heathrow and get directions from their point of entry to us.
- Bookings / enquiries can be made via email, phone or on the website
- The nearest train station (Tisbury, Wiltshire) is about 5 miles (8km) away; there are normally taxis at the station but these should be booked in advance.
- Taxi companies can be found at www.yell.com, enter taxi and Tisbury
- There is no regular bus service to the village although there is a service from nearby Shaftesbury

Arrival & Car Parking Facilities

- There is a car park at to the right of the driveway and after unloading we ask all guests to park here and not outside the cottages. There are secondary bays outside Pond Cottage including the designated disable parking bay
- We try to maintain a safe environment for children asking guests not to park outside their cottage except for loading and unloading
- The main car park is gravel over concrete and fairly flat and even, there is a security light triggered by movement after dusk.
- There is a designated bay for disabled use situated in the secondary parking bays outside Pond Cottage; guests are requested to leave this free for valid badge holders.

Main Entrances

The Barn

- The entrance at the front of The Barn has one step down to the “porch” area and then the front door
- The front door is a typical double glazed hinged type door, locking and unlocking by a standard key mechanism. This entrance itself is glazed over both storeys but the door is standard height and forms only part of the glazed area
- Inside the front entrance are the dining hall with the kitchen to the right, a double bedroom and en-suite bathroom to the left, door to the cloakroom at the rear left and door to the utility at the rear right
- The master bedroom and en-suite bathroom are upstairs to the right where there is also a landing and airing cupboard.
- The lounge is upstairs to the left

- Bedroom 3 is through the utility and to the right and is separate from the other bedrooms. This room has an independent front door, which is double glazed and operates with a standard key.
- There a door to the en-suite bathroom off this room
- The emergency exits are the main door of the property and the front door to bedroom three
- Our website has photographs and a virtual tour for The Barn and reference to these should answer most questions about the layout.
- There are stairs to the property making unsuitable for guests with mobility problems

General (Internal)

- There are no internal “public areas”
- Fire (smoke &/or heat) alarms are fitted to the cottage these are tested weekly. There is a fire extinguisher and fire blanket in the kitchen. There is a co2 detector situated near the heating boiler and this is regularly tested. Guests are asked not to remove batteries from these or make any adjustments to the alarms
- The Barn is heated by independent central heating by radiator and has its own boiler (tested and serviced annually) and fitted with co2 detectors.
- The Barn has a washing machine and tumble dryer for use by the occupants

Public Areas – WC

- None (all are attached to rooms)

Laundry

- There is a separate laundry at the end of the cottages is a standard size washer and dryer, both front loading. Powder is provided there is a small charge for use of the laundry. The Barn has a washer and dryer in the property
- The brochures for local attractions and activities are also found on racks in this room
- There are games and a small library where guests can exchange books for use during their stay.
- It is illegal to smoke in the laundry room

Shop

- Not Available on site nearest village store is about 1.5 miles away and the main supermarkets are in Shaftesbury 3.5 miles away.

Leisure Facilities

- Children’s slide & swings, trampoline, football goal, netball post, badminton (summer only) and various garden toys for use by guests. Use of the equipment is at your own risk and children should be supervised at all times.
- The nearest public swimming pool is in Shaftesbury 3.5 miles away, opening hours are seasonal.
- There is a games room with table tennis and table football; it is illegal to smoke in the games room

Outdoor Facilities

- Seating in the garden – several areas
- Charcoal BBQ and Gas BBQ (subject to availability)

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- Not available but the games room can be used for activities only by prior arrangement

Dining Hall

- The main entrance leads straight into the dining hall which is glazed over two storeys.
- The dining hall has an 8 seater table with 8 chairs, sideboard and cupboards, piano, candelabra, wall lighting the main double staircase and doors the cloakroom, kitchen, utility room and bedroom one
- There are armchairs each side of the staircase
- Flooring is ceramic tiles
- Furniture is moveable
- Independent central heating by radiator
- Room stat for heating is on the wall in this room

Cloakroom

- Accessed by door off the dining hall
- Ceramic floor
- Hand basin and WC
- Shelves for storage
- Radiator and towel holder

Double bedroom (ground floor)

- Accessed by door from the dining hall
- Double bed provided
- Duvets and pillows provided
- Fitted bottom sheets
- There is a door to a separate bathroom with bath, shower attachment and WC
- Beds are moveable if more space is required to one side
- Hairdryer provided
- Independent central heating by radiator
- Moveable wardrobe with hanging space and shelving
- Bedside cabinets with drawers

Utility room

- Accessed from the dining hall
- Ceramic floor
- Washing machine and tumble dryer
- Central heating boiler and co2 detector
- Cupboard under stairs housing vacuum cleaner, ironing board and mop and bucket
- Controls and clocks for heating
- Radiator

Kitchen and breakfast room

- Accessed from the dining hall
- Kitchen with ceramic floor
- Dining table with 6 chairs
- Hot water provided by central system
- Lighting is spot lights, low voltage lights and under cupboard neon tube lights
- Butler sink
- Worktop height is standard
- Oven door is drop down, can be accessed from the front
- Sink and worktops have cupboards underneath
- Hob is electric
- Oven is under the hob & electric
- Evenly lit kitchen
- Large Fridge and freezer
- Integral larder fridge
- Microwave is on a shelf above the work surface & between wall cabinets
- There is the usual electric equipment e.g. toaster, kettle etc.
- Alarms and detectors in designated places

Bedroom three (ground floor)

- Accessed through either via the utility room or the independent front entrance
- Wooden floor with carpet
- Double bed provided
- Duvets and pillows provided
- Fitted bottom sheets
- There is a separate bathroom room with bath and shower attachment, WC
- Beds are moveable if more space is required to one side
- Hairdryer provided
- Iron and board are provided
- Independent central heating by radiator
- Bedside units with drawers and fitted cupboards with hanging space
- TV areal socket

Double staircase

- Rising from the dining hall is the pine staircase double width with banisters and twin landings to left (lounge) and right (Bedroom two)
- The landing to the right houses the hot water tank and airing cupboard

Bedroom two (first floor)

- Wooden floor with rugs
- Double bed provided
- Duvets and pillows provided
- Fitted bottom sheets
- There is a separate bathroom room with bath and shower attachment, WC
- Beds are moveable if more space is required to one side
- Independent central heating by radiator
- Bedside units with drawers and moveable hanging space

Lounge

- To the top right of the main staircase
- Wooden floors with rugs
- Three and four seater sofas and armchairs
- Fireplace (not functioning)
- Book shelves, tables and lamps
- Low voltage lights on beams
- TV with DVD and freeview giving a wide selection of radio and TV stations and CD player
- Standard lamp
- Occasional table

Bathrooms & WC to all bedrooms (1 to 3)

- Bath with shower attachment
- Wash hand basin
- Hot water provided by central system
- Free space in bathroom (free of doors and furniture) is substantial
- Flooring is tiled as are the walls
- Release mechanism on outside of locked door
- Space under washbasin with vanity unit.
- Heated towel rail (Radiator)
- Mirror, shaver light and socket
- Ceramic floor

Grounds and Gardens

- Large garden (mainly grassed) with children's play equipment available to all residents of the cottages.
- The owners garden is private and contains a deep (fenced) pond, guests are requested to ensure that children do not stray in to the owners garden
- There are 9 acres of fields with sheep, pigs and poultry in them. All dogs must be kept on a lead in the fields. Sheep are easily scared and may abort lambs if chased or stressed
- The poultry and pigs are surrounded by an electric fence with appropriate warning signs. Dogs should be kept away from these fences as injury may occur.
- Well behaved dogs and responsible owners are welcomed as part of your holiday; guests are requested clear all fouling and place it in the bins provided

Additional Information

- A combined information and visitors book is provided in each cottage
- Good mobile phone reception for most networks but vodaphone is only available outside in the driveway
- The cottages are no smoking, it is against the law to smoke inside these premises that are designated work premises for our cleaning and maintenance staff
- Ashtrays are provided for use outside

Contact Information

- Address: Whitebridge Farm Holiday Cottages, Semley, Shaftesbury, SP7 9JT
- Telephone and fax: 01747 830462
- Email: whitebridgefarm@btconnect.com



- Website: www.whitebridgeholidaycottages.co.uk
- Hours of operation: phones 0800 – 21.00 all week
- Local accessible taxi numbers: 01747 855555

**We welcome your feedback to help us continuously improve.
If you have any comments please phone 01747 830462 or email:
whitebridgefarm@btconnect.com**