

Access Statement for Granary

Introduction

Granary is a self catering cottage sleeping up to 6 people. The property is furnished to a high standard with lovely views across the gardens & tennis court to the Adventure Zone beyond.

Granary is one of 7 cottages at Glebe House and is set in 5 acres of gardens and woodland. It is peaceful and secluded but only 5 minutes walk from the local shop, Post Office and Village Pub.

Granary can interlink with Little Barn next door via a (soundproofed) door on the 1st floor through the Living area; door width 79cm, level change

Pre-Arrival

We are always happy to try and assist with any booking, please call us and just ask.

We are very sorry but due to the listed nature of the buildings and their restrictions, we are not accessible to anyone in a wheelchair who has limited mobility and is not able to climb stairs as there are no cottages with all facilities on one level.

Arrival & Car Parking Facilities

There is a dedicated car park at Glebe House providing 9 bays plus space for another 5 cars - this car park is gravel leading to a tarmac path which in turn leads to the cottages. There is a slight step from the gravel to the tarmac of 2cm. There is automatic security lighting in the car park and along the short pathway to the cottages.

There is also space outside the main house for 6 cars on the tarmac drive. There are both security lights and fixed lights here giving good lighting at night.

Entrance

Entrance to Granary is over a level tarmac courtyard, no car access. There is one step 9cm high and 23cm deep, 113cm wide. The threshold is 3cm high and 5cm wide.

There is a loose external doormat and a fixed internal doormat.
The external door is secured with an interior thumb turn lock & external key; a spare can be made available.
There is an external light adjacent to the door and operated externally.
Door is half glazed with the name in contrast letters so clearly visible.
The door is 81cm wide and opens outwardly.

Hall, Stairs & landing leading to Open Plan Living Area

Rectangular shaped hall with fitted carpet, narrowest point between walls 91cm

Fitted carpet, 12 stairs 18cm high, $\frac{1}{4}$ landing 92x90cm, 3 stairs 18cm high.
Fixed wooden handrail on right going up, 2 x smoke alarms, 1 above stairwell, other in hallway. 2x2 bulb wall light, 1 spot

Wooden stair gate fixed at the top

Radiator & fire extinguisher fixed on wall by door

Living Room Area

The stairs open directly into the open plan living room area which is square and fitted with carpet apart from the kitchen area which has fitted lino.
The living room area has a 3 seat sofa with 2 armchairs with loose covers and cushions, 2 wooden stools 68cm high, seat 32cm square.

Lighting from 5 bulb O/H chandelier 2 spotlights on the beams with two table lamps & one standard lamp.

Electric fire in fireplace, 2 radiators

Fire extinguisher in cupboard next to kitchen area.

Remote controls for TV, DVD & Radio

There is a narrow staircase leading to the mezzanine bedroom 3

Kitchen & Dining Area

The open plan kitchen can be entered from 2 sides, entry is 143 cm or 63cm wide there is a metal strip from carpet to lino floor forming a slight ridge.

It is lit with 3 halogen spot lights & 2 under cupboard lights

There is a stainless steel solid 4 ring hob, stainless steel sink & drainer with lever taps and mixer spout.

The oven is built in with controls at 115cm high. The top oven/grill has a drop down door and the main oven R/H opening door. The microwave is 131 cm from the floor above the oven.

Fire blanket next to oven

There is a fridge, a small deepfreeze in cupboard next to kitchen area & dishwasher under the worktop & cordless kettle.

The crockery & cookware is in the base units which are cream with contrasting cream worktops; the glassware is in the wall units 153cm high.

The narrowest point is between the fridge & sink, 73cm

There is a rectangular dining table 175cm x 71cm with central legs so chairs fit all the way round, the under height is 65cm.

There are 6 pine dining chairs with backs and a seat height of 45cm

There is a wooden external staircase from the kitchen to the car park.

Door width 93cm, 1 step 18cm deep, threshold 3cm high, 5 cm wide, $\frac{1}{4}$ landing 102x143cm, 15 stairs 18cm high, R/H hand handrail going up

Bathrooms

Non - slip bathmats & white "no contrast" Egyptian cotton bath & hand towels are provided in all bathrooms, one set per person

Family Bathroom - rectangular room with wood effect lino. Door width 74cm, level change over metal strip, narrowest point basin to bath 56cm

3 spotlights with light over sink, Shaver point, 2 large wall mirrors

Bath with thermostatic shower over, shower curtain & mixer taps; bath height 53cm, bath edge width 8cm, 2 handrails

Cross head basin taps

Radiator ladder towel rail, extractor fan

En-suite bathroom - Electric Shower, step into shower tray 27cm high, 8cm over, quadrant shower tray 89x121cm, 1 clear glass door

Basin has cross head taps with light over mirror, 2 O/H spotlights

Ceramic floor tiles with contrast inner squares

Door width 66cm, wooden threshold 1.5cm high, 12cm deep

Radiator ladder towel rail, opening window

Narrowest point between wall & toilet & shower 79cm

Bedrooms

All bedding is non-allergenic with Egyptian cotton bed linen

Bed 1 - downstairs, (en-suite shower room); door width 74cm fitted carpet, metal strip on threshold, level change

4'6" (136cm) double Four Poster bed cm high, narrowest point between bed & radiator wall 33cm, O/H light, 2 bedside lights, 2x2 bulb wall light

Opening width of wardrobe 52cm, hanging rail 185cm high

Chest of drawers 77cm high, 59cm deep, 93cm wide - does not protrude

Radiator

Bed 2 - downstairs: fitted carpet, door width 75cm, metal strip on threshold

Twin beds 95cm wide, 191cm long, 58cm high - can be made as a "super king double"

Narrowest point between bed & radiator wall 42cm

Opening width of wardrobe 61cm, hanging rail 158cm high

Chest of drawers 102cm high, 46cm deep, 76cm wide

Radiator, large mirror with light above in alcove width 86cm, O/H light with two bedside lights, 1x2 bulb wall light

Bed 3 - above Living area. 9 stairs 20cm high, $\frac{1}{4}$ turn landing 69x63cm, 2 steps, 20cm high, handrails up both sides, stair gate available for bottom 58cm wide opening to bedroom screened only by curtains, fitted carpet, access width 71cm,

Twin beds 95cm wide 191cm long, 43cm high

Narrowest point between beds 98cm

Chest of drawers 69cm high, 39cm deep, 80cm wide

2 spots on beam with pull cord, 1 bedside lamp, Velux window with blackout blind, sloping ceilings 102cm above bed

Electric fan heater

Public Areas

Lobby to Games Room & Bar: Entrance door 83cm wide with a step 9cm high and the threshold 15cm deep. Floor is lino & level.

Information leaflets about the area are presented here.

There are 10 brick & concrete steps with a handrail on right down into

Games Room & Bar:

The floor is either lino or slate and is level. The ceiling height is restricted at 186cm and there is no natural light or windows.

There are fire doors and Emergency lighting

Function Room: accessed through Games Room.

This room has a wood burning stove and is carpeted. It has 2 non opening windows

There is a Fire Exit up 10 stairs into the Main House from this room

There is a Fire Extinguisher and Emergency lighting

Public Toilets: in the entrance to the Games Room. There are two toilets one for Ladies which has an external window & one for Gents which has

artificial lighting on a time delay switch.
Floor is lino & level.

Laundry

There is an external laundry room opposite the cottages. It comprises of two front loading washing machines and two front loading tumble driers. All operated by a £1 coin meter. There is also an iron & ironing board, a stainless steel sink and drainer and a small chest freezer, all for the use of guests. There is also a selection of beach toys etc for guests use. There is level access is through a stable door, the floor is painted concrete.

Swimming Pool

The entrance to pool area is along a paved path with two small steps and through a gate.

The pool is 10m (36') long x 5m (18') wide and 1.35m (4.5') deep. It is accessed by 5 Roman steps along one side. The surrounding area is paved with York Stone slabs and is level.

There are warning/information signs in the pool area and no lifeguard cover is provided.

Grounds & Gardens

Glebe House Cottages are set in 5 acres of gardens & woodland. There are many changes of level and many different types of surface underfoot. Generally it is not suitable for wheelchairs. Persons suffering from reduced mobility, visual or balance problems may find difficulty in some areas.

Additional Information

A full Welcome Folder in Dyslexia friendly font is provided detailing how to use all equipment in the cottage together with local area information.

All the cottages are non smoking.

We welcome 1 well behaved dog per cottage; please inform us when booking

Future Plans

We have a rolling programme of improvements to the décor and content of the cottages and grounds; just keep visiting to see the differences!

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