

## **Access Statement – Well Park Barn**

### **Introduction**

Wells Park Barn is a 4 bedroom two storey reverse level barn conversion is set in the rural village of Stoke Fleming. The property benefits from a spacious garden and parking for two cars.

### **Pre-Arrival**

For booking please contact:

Blue Chip Holidays

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### **Arrival/ Parking**

- Located in private courtyard off New Road.
- Two allocated parking spaces in the courtyard.
- Can park close to front door for unloading.

### **Entrance**

- Wooden entrance door opening to 1m.
- Entrance hall is 4.3m by 3.3m with spot lighting throughout.
- There is a wooden sideboard 93cm high, 142cm wide with a table lamp.
- Doors leading to 3 lower bedrooms and family bathroom.
- Stair case leading to first floor with handrail and is 75cm wide at narrowest point.
- There are 11 stairs.

### **Living/Kitchen Area**

- The living and kitchen area are open plan.
- They are accessed direct from entrance hall via stair case.
- The living area is 7.2m by 4.5m
- The Kitchen area is 2.95m by 2.95m
- All furniture is movable.

### **Lounge and dining**

- There is a 3 seater sofa and a pair of matching 2 seater sofas.
- There is a coffee table which is 27cm high and occasional tables of which the smallest is 27cm high.
- The television unit is on casters and is 50cm high and 120cm wide.
- There is an Oak dining table which is 80cm high with 7 dining chairs which are 50cm high (8<sup>th</sup> chair located in master bedroom)

## **Kitchen**

- The wood units are 87.5cm high.
- The work surface is black granite.
- There is a built in stainless steel oven, black hob and stainless steel extractor fan.

## **Master Bedroom**

- Situated on the first floor behind kitchen
- Door opens 65cm.
- The room is 4.5m by 6.7m.
- The bed is a super king-size and 65cm high.
- Two bedside tables are 53cm high and dressing table is 80cm.
- There built in wardrobes.

## **En Suite**

- Door opens to 73cm. With available space of 1.4m by 1.70m.
- Toilet height 40cm.
- Basin height 84cm.
- Bath height 56cm.
- Shower cubical has step in of 12cm.

## **Bedroom 2**

- Situated on lower level off entrance hall.
- Door opens to 65cm
- The room is 3m by 2.6m.
- Full size double bed which is 51cm high.
- Two bedside tables are 70cm high.
- Built in wooden and mirrored wardrobes.

## **En Suite**

- Door opens to 65cm. With available space of 1.8 by 1.2m.
- Toilet height is 42cm.
- Basin height 88cm.
- Shower cubical has step in of 12cm.

## **Bedroom 3**

- Situated on lower level off entrance hall.
- Door opens to 72cm.
- The room is 2.5m by 2.75m.
- Single bed with trundle bed below, bed height is 70cm.
- Bedside unit with lamp (height not provided)
- Built in wooden and mirrored wardrobes.

## **Bedroom 4**

- Situated on lower level off entrance hall.
- Door opens to 73cm.
- The room is 2.12m by 3.10m.

- Single bed with trundle bed below, bed height is 70cm.
- Bedside unit with lamp (height not provided)
- Built in wooden and mirrored wardrobes.
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#### **Bathroom**

- Situated on lower level off entrance hall.
- Door opens to 73cm. With available space of 2.1m by 1.20m.
- Toilet height 42cm.
- Basin height 84cm.
- Bath height 63cm.
- Shower cubical has step in of 12cm.

#### **Other space/ s**

##### **Utility Room**

- Situated on lower level off entrance hall.
- Door opens to 73cm.
- Washer Dryer fitted.
- Available space 1.85m by 1.40
- Boiler cupboard, door opens to 65cm, floor standing oil boiler.
- Water heater cupboard, doors opens to 72cm, floor standing water heater.

##### **Additional Information**

- Spot lighting throughout
- Cot and high chair free of charge.