

ACCESS STATEMENT FOR THE GREAT EAST BARN

Introduction

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

Pre-Arrival

We have a very comprehensive website
Bookings/enquiries can be made over the phone or by email
We provide a welcome pack of information about the property

Arrival & Car Parking Facilities

There is ample off road parking for 7 cars next to the property with additional spaces available on request.
The car parking is gravel and stone outside the property

Entrance to property into hallway

Through the main door width 36 inches by height 77.5 inches
Fire extinguisher to rear of door
Coat cupboard housing consumer unit and main fuse board
Décor painted walls and feature brick & flint walls
Access to downstairs lounge, width 41"
2 sofas x 2 seats
TV with Freeview & DVD
Coffee table
Hallway to bedrooms 3, 4 & 5, width 46"
Flooring is stone/pebble

Bedroom 3

Door width 32"
Décor painted walls
Double bed provided 58" x 78"
Bed height 22" to top of mattress
Non feather duvets & pillows provided
Sheets, duvet covers & pillowcases are 100% cotton
2 bedside cabinets
Built in wardrobe
Upholstered chair
Flooring is fitted carpet

Bedroom 3 en-suite

Door width 29"
Round fronted wash basin height 33"

Toilet seat height 17"
Shower access width 47"
Shower 32" x 47"
Extractor fan
Towel rail height 42"
Floor is stone/pebble

Access to bedrooms 4 & 5 up 2 steps w 52" x d 12.5" x h 8"

Bedroom 4

Door width 32"
Décor painted walls and feature wall
Patio door access to rear garden width 44"
King size bed provided 64" x 84"
Bed height 22" to top of mattress
Non feather duvets & pillows provided
Sheets, duvet covers & pillowcases are 100% cotton
2 bedside cabinets
Tall chest with 7 drawers, top drawer height 48"
Built in wardrobe
Flooring is fitted carpet

Bedroom 4 en-suite

Door width 29"
Round fronted wash basin height 32"
Toilet seat height 17"
Bath - h 21" x w 22" x l 59.5" with shower hose attachment
Extractor fan
Towel rail - h x 34"
Floor is stone/pebble

Bedroom 5

Door width 32"
Décor painted walls
Zip n link bed provided can be 72" x 76" superking or 36" x 76" singles
Bed height 22" to top of mattress
Non feather duvets & pillows provided
Sheets, duvet covers & pillowcases are 100% cotton
2 bedside cabinets
Tall chest with 7 drawers, top drawer height 51.5"
Built in wardrobe
Chrome chair
Flooring is fitted carpet

Bedroom 5 en-suite

Door width 28"
Round fronted wash basin height 32"
Toilet seat height 17"
Shower access width 29.5"
Shower 28" x 29.5"
Extractor fan
Towel rail – h 64.5"
Floor is stone/pebble

W/C in hallway

Door width 30"
Décor painted walls
Toilet seat height 17"
Flooring is wood
Extractor fan
Towel rail

W/C in hallway

Door width 32" by height 77.5"
Décor painted walls
Round fronted wash basin height 33"
Toilet seat height 17"
Washing machine – door height 15"
Tumble dryer – door height 52"
Flooring is stone/pebble
Extractor fan
Towel rail – h 64"

Hallway to bedrooms 1 & 2 width 34.5
2 steps down – w 34.5 x d 13" x h 8" max

Bedroom 1

Door width 31"
Décor painted walls with feature brick & flint wall
Window with door overlooking meadow
Double bed provided 57" x 78"
Bed height 21" to top of mattress
Non feather duvets & pillows provided
Sheets, duvet covers & pillowcases are 100% cotton
2 bedside cabinets
Built in wardrobe
Chrome chair
Flooring is stone

Bedroom 1 en-suite

Door width 28.5"

Toilet - seat height 17"

Round wash basin height 33"

Bath - h 21" x w 23" x l 58" with shower hose attachment

Extractor fan

Towel rail height 37"

Floor is stone

Bedroom 2

Door width 32"

Décor painted walls with feature wall

Zip n link bed provided – can be 60" x 78" king or 30" x 78" singles

Bed height 23" floor to top of mattress

Non feather duvets & pillows provided

Sheets, duvet covers & pillowcases are 100% cotton

2 bedside cabinets

Chrome chair

Built in wardrobe

Floor is stone

Bedroom 2 en-suite

Door width 28.5"

Bath - h 21" x w 22" x l 57" with shower hose attachment

Toilet seat height 17"

Round fronted wash basin height 33"

Flooring is stone tiles

Towel rail – h 37"

Extractor fan

Floor is stone

Staircase up to upstairs lounge

12 steps w 43" x d 10.5" x h 6", handrail to the left hand side

Upstairs Lounge

Décor is feature brick & flint walls

Beamed ceiling

Flooring is stone

Smoke alarm and carbon monoxide alarm

Open plan living area

Heating – under floor heating throughout and log burner

4 sofas – 3 x 3 seats & 1 x 4 seats

Flat screen TV with Freeview and remote control

DVD player

Radio/CD stereo

Ipod docking station

Coffee table

Feature window overlooking rear garden

Access to kitchen/dining area up 3 steps width 41", height 8" & depth 10"

Self-Catering Kitchen/dining area

Door access 41"

Décor is painted walls with wood cladding and feature brick & flint walls

Open plan living area

Beamed ceiling

Fitted worktop height 36"

2 ovens, doors open to left and right

Built in 6 ring gas hob

2 sinks 36" high with cupboards underneath

Microwave

2 full size Bosch dishwashers

1 Hotpoint fridge

1 hotpoint fridge freezer

1 undercounter drinks fridge

Floor is wood laminate

Spotlights

Patio doors to spiral staircase into rear garden access width 39"

Access to bedrooms 6 & 7, up 2 steps width 39" x depth 13" x height 7.5 max

Master bedroom 6

Door width 32"

Décor painted walls with feature wall

King size 4 poster bed provided 66" x 82"

Bed height 22" floor to top of mattress

Non feather duvets & pillows provided

Sheets, duvet covers & pillowcases are 100% cotton

2 bedside tables

Sofa x 2 seats

Built in wardrobe

Wooden chest with 6 drawers

Floor is stone

Freestanding bath - h 23" x w 22" x l 49" with shower hose attachment

Toilet seat height 18"

Round fronted wash basin height 32" with cupboard underneath

Flooring is stone tiles

Towel rail - h 40.5"

Extractor fan

Beamed ceiling

Bedroom 7

Door width 32"
Décor painted walls with murals
Beamed ceiling
Wooden twin beds provided 42" x 81"
Bed height 22" floor to top of mattress
Non feather duvets & pillows provided
Sheets, duvet covers & pillowcases are 100% cotton
1 bedside cabinet
Chrome chair
Built in wardrobe
Floor is stone

Bedroom 7 en-suite

Door width 29"
Toilet seat height 16"
Round fronted wash basin height 33.5" with cupboard underneath
Shower access 30"
Shower 30" x 33"
Flooring is stone
Towel rail – h 62"
Extractor fan
Floor is stone

Grounds and Gardens

Rear lawned garden with patio, table & chairs and a BBQ and mature planted bed