

ACCESS STATEMENT FOR HIGH BARSHAM

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 6 cars next to the property with additional spaces available on request.
The car parking is hard standing opposite the property
Access to the property is via 6 steps width 51.5" x depth 28.5" x height 6"
Access to boiler & fuse board (key in under stairs cupboard)

Entrance to property into dining area

Through the main door width 36" by height 77"
Fire extinguishers to rear of the door
Décor rendered & painted walls with feature brick & flint walls
Door to w/c
Stairs to upstairs lounge

W/C in hallway

Door width 33" by height 78"
Décor painted walls
Toilet seat height 17"
Round fronted wash basin height 33.5"
Flooring is stone tiles
Extractor fan
Towel rail height 33"
Washing machine - door height 12"
Tumble dryer – door height 48"

Self-Catering Kitchen/dining area

Open access to kitchen width 33.5"
Décor is rendered walls
Open plan living area
Fitted worktop height 33.5"
Oven doors are drop down height 45" and 56"
Built in ceramic hob

Sink is 32.5" high with cupboard underneath
Microwave
Full size Bosch dishwasher
Floor is stone tiles
Spotlights
Patio doors to rear garden 68" x 82"

Bedroom 1

Door width 33.5"
Décor painted walls
Window overlooking the green
King size bed provided 60" x 70"
Bed height 19" to top of mattress
Non feather duvets & pillows provided
Sheets, duvet covers & pillowcases are 100% cotton
2 bedside cabinets
Wooden wardrobe
Small wooden chair
Flooring is stone tiles

Bedroom 1 en-suite

Door width 32"
Toilet seat height 17.5"
Round fronted wash basin height 33.5"
Bath height 21" width 22"
Extractor fan
Towel rail height 39.5"
Floor is stone tiles

Bedroom 2

Door width 28.5"
Décor painted walls
King size wooden bed provided 62" x 78"
Bed height 21" to top of mattress
Non feather duvets & pillows provided
Sheets, duvet covers & pillowcases are 100% cotton
2 bedside tables
Built in wardrobe
Flooring is fitted carpet
Adjoining door to bed 3, door width 30"

Bedroom 2 en-suite

Door width 25"
Round fronted wash basin height 33"
Toilet seat height 17"

Shower access width 34"
Shower 34" x 34"
Extractor fan
Towel rail height 39"
Floor is stone tiles

Bedroom 3

Door width 28.5"
Décor painted walls
Wooden single beds provided 41" x 75" (non-moveable)
Bed height 18" to top of mattress
Non feather duvets & pillows provided
Sheets, duvet covers & pillowcases are 100% cotton
Shared bedside cabinet
Built in wardrobe
Small wooden chair
Flooring is fitted carpet
Window overlooking rear garden
Adjoining door to bed 2, door width 30"

Bedroom 3 en-suite

Door width 25"
Round fronted wash basin height 33"
Toilet seat height 17"
Shower access width 34.5"
Shower 34" x 34"
Extractor fan
Towel rail height 39"
Floor is stone tiles

Stairs to lounge

15 steps up to lounge and bedrooms 4,5 & 6
Width of steps 37" by depth 9.5" x height 7.5"
Hand rail provided to the right

Bedroom 4

Door width 29"
Décor is painted walls with feature brick & flint wall
Beamed ceiling
King sized 4 poster bed provided 63" x 78"
Bed height to top of mattress 22"
Non feather duvets & pillows provided
Sheets, duvet covers & pillowcases are 100% cotton
2 bedside tables
Small wooden chest at foot of bed

Small wooden chair
Wooden wardrobe
Flooring is stone tiles
Window seat overlooking the green height 16" x width 57" x depth 17.5"

Bedroom 4 en-suite

Open access width 39"
Square fronted wash basin height 32" with cupboard under
Toilet seat height 16"
Bath height 22" width 22" with shower hose attachment
Towel rail height 58" (over bath)
Extractor fan
Small wooden chair
Flooring is stone tiles

Lounge

Open access to lounge area width 44"
Décor is painted walls with feature brick & flint walls
Beamed ceiling
Flooring is stone tiles
Smoke alarm and carbon monoxide alarm
Open plan living area
Heating – under floor heating throughout and log burner
3 sofas – 2 x 3 seats & 1 x 4 seats
Flat screen TV with Freeview and remote control
DVD player
Radio/CD stereo
Coffee table
Window overlooking rear garden
Gallery overlooking dining area & patio doors bannister height 35"

Bedroom 5

Door width 29"
Décor painted walls and feature brick & flint wall
Leather double bed provided 58" x 75"
Bed height 19" to top of mattress
Non feather duvets & pillows provided
Sheets, duvet covers & pillowcases are 100% cotton
2 bedside tables
Wooden wardrobe
Wooden chest
Wicker chair
Flooring is fitted carpet
Access to adjoining bedroom 6, door width 28" up 2 steps width 39" x d 9.5" x h 6"
Access to en-suite bathroom on mezzanine (shared with bedroom 6) door width 25.5"
Spiral staircase to mezzanine width 26.5"

13 steps w 26" x d 9" x h 8.5"
Handrail provided
Mezzanine floor with single sofa bed
Coffee table
Small TV with freeview

Bedroom 5/6 shared en-suite

Door width 25"
Round fronted wash basin height 33"
Toilet seat height 20"
Bath height 22.5 x w 23"
Extractor fan
Wooden chair
Heated towel rail
Floor is wooden laminate

Bedroom 6

Door width 29"
Décor is painted walls with feature brick & flint wall
King sized zip n link bed provided – can be king sized 60" x 78" or singles 30" x 78"
Bed height to top of mattress 23"
Non feather duvets & pillows provided
Sheets, duvet covers & pillowcases are 100% cotton
2 bedside tables
Small wooden chair
Built in wardrobe
Flooring is fitted carpet
Access to adjoining bedroom 5, door width 38", up 2 steps w 28.5 x h 5"
Door access width 29"
Access to en-suite bathroom on mezzanine (shared with bedroom 6) door width 25.5"
Spiral staircase to mezzanine width 26.5"
13 steps w 26" x d 9" x h 8.5"
Handrail provided

Bedroom 5/6 shared en-suite

Door width 25"
Round fronted wash basin height 33"
Toilet seat height 20"
Bath height 22.5 x w 23"
Extractor fan
Wooden chair
Heated towel rail
Floor is wooden laminate

Grounds and Gardens

Rear lawned garden with patio, table & chairs and a BBQ.