

ACCESS STATEMENT FOR LITTLE 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 next to the property
The car parking is gravel and there is a short path to the property

Entrance to property into hallway

Through the main door width 35 inches by height 79.5 inches
Fire extinguisher
Décor painted walls
Door to lounge, width 32"
Door to bedroom 2, width 32"
Flooring pebble tiling/stone
Coat cupboard housing consumer unit and main fuse board

W/C in hallway

Door width 31.5" by height 77.5"
Décor painted walls
Toilet seat height 18.5"
Flooring pebble tiling/stone
Extractor fan
Towel rail – height 30"
Round fronted wash basin height 32"
Zanussi washer/dryer door height 26"

Lounge/Dining area

Décor is painted walls with feature brick & flint wall
Beamed ceiling
Flooring is stone tiles
Smoke alarm and carbon monoxide alarm
Open plan living area
Heating – under floor heating throughout and log burner
2 sofas - 3 seats & 2 seats plus moveable armchair
Flat screen TV with Freeview and remote control

DVD player
Radio/CD stereo
Enclosed fridge with small freezer
Patio doors to both front and rear gardens

Self-Catering Kitchen

Door access 33.5" width 84" height from lounge
Worktop height 36"
Oven door is drop down with hob top and extractor fan above
Microwave
Full size Zanussi dishwasher
Floor is stone tiles
Fully fitted worktops
Spotlights

Bedroom 1 (off lounge)

Door width 32"
Décor painted walls with feature brick & flint wall
Window overlooking courtyard garden
King size 4 poster bed provided 66" x 82"
Bed height 21" to top of mattress
Non feather duvets & pillows provided
Sheets, duvet covers & pillowcases are 100% cotton
2 bedside cabinets
Wardrobe in hallway to bedroom
Armchair
Flooring is fitted carpet

Bedroom 1 en-suite

Door width 29"
Bath behind door height 23" width 23"
Toilet seat height 18"
Round wash basin height 31.5"
Extractor fan
Towel rail
Floor is stone tiles

Bedroom 2

Door width 32"
Décor painted walls
Zip n link bed provided – can be king size 60" x 80" or singles 30" x 80"
Bed height 24" floor to top of mattress
Non feather duvets & pillows provided
Sheets, duvet covers & pillowcases are 100% cotton
Beds are moveable

2 bedside cabinets
Wardrobe
Floor is fitted carpet
Windows to front and rear

Bedroom 2 en-suite

Door width 29"
Bath height 21" width 23"
Toilet seat height 17"
Flooring is stone tiles
Towel rail
Extractor fan
Round fronted wash basin height 32.5"

Grounds and Gardens

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