

ACCESS STATEMENT FOR LEADON VIEW BARN

Introduction

Our property is a converted barn set in the beautiful Leadon Valley between the city of Gloucester and the small market town of Newent. Set back from a country lane along a small farm track.

The property has 3 bedrooms one of which is on the ground floor and fitted out with the less abled guest in mind.

A floor plan and photographs of the rooms are available on our website www.leadonviewbarn.uk

We look forward to welcoming you. Should you have any queries or require further information please email leadonviewbarn2016@btinternet.com

Pre-Arrival

Full information is available on the website www.leadonviewbarn.uk and at www.independentcottages.co.uk and www.lastminute-cottages.co.uk

Bookings can be made by email, leadonviewbarn2016.coo.uk

Nearest bus stop is near the local garden centre B4215 approx 0.5 miles away.

Nearest Railway station is Gloucester 6 miles away.

Taxis are normally available at the station.

Welcome and Car Parking

Parking is available for two vehicles on the level gravelled drive accessed via a wooden 5 bar gate. Distance from parking to entrance is approx 4metres.

The owners will be at the property to welcome you, show you round and provide you with keys.

Entrance to property

Property is reached by a gently sloping paved pathway. A metal handrail (840mm) edges the path to the front door. Beneath are low level wooden planters.

A PIR floodlight which switches on automatically and a coach lamp fitted with a dusk to dawn sensor bulb are on the front of the building. Switch for the coach lamp is positioned on LH side of the front door in the hallway.

Hall, stairs and landing

The front door is 700mm wide with keyhole being at a height of 880mm. Threshold has a lip of 20mm. Leads directly into hallway which has a small table with boot rack. The hall opens into WC, ground floor, sitting room and kitchen and under stairs

cupboard. Stairs lead up the landing with stair gate and handrail fitted. Hall has wood effect laminate flooring and stairs & landing are carpeted. Smoke alarms at either end of landing.

Downstairs Bedroom

Doorway from hallway is 790mm wide. Floor is wood effect laminate.
Double Bed (5') . Bed height 590mm floor to top of mattress. Non feather pillows & duvet provided.. Clearance at end of bed 1m. Bedside drawers are 550mm high.
Chest of Drawers 1060mm x 400mm x 540mm
Wardrobe 1880mm x 550mm x 900mm
Armchair height floor to seat 500mm

Double doors to garden 1060mm opening. Step up 40mm. Step down 75mm.

Ensuite Wetroom

Door width 790mm. Shower area 1360mm x 870mm. Toilet seat height 430mm.
Spaces beside toilet 460mm x 460mm. Flooring is non slip surface.
Vanity unit under wash basin 840mm. Dropdown handrail height 680mm.
Distance from toilet seat 160mm. Handrail on wall height from ground 830mm.
Length 510mm. Assistance pull cord for alarm.

Kitchen / Dining Room

Door from hallway is 790mm. Laminate tile effect flooring.
Dining table & six chairs. 1410mm x 900mm x 850mm.
Freestanding fridge / freezer.
L shaped work surface. Worktop height 930mm
Electric oven with drop down door and gas hob above.
1.5 bowl sink with drainer which have cupboards underneath.
Front loading integrated dishwasher. 600mm wide.
Lighting is LED down lighters.
Microwave on work surface.
1 x heat detector and 1 x Carbon Monoxide detector.
Wall mounted combi boiler.
Payphone
Double doors leading to sitting room. Opening 1090mm.

Sitting Room

Laminate wood effect flooring. 1 rectangular and 1 round rug. 2 large leather settees.
1 leather armchair. 1 bucket armchair. Television / DVD player on TV cupboard.
Coffee table 400mm x 610mm x 1100mm. Wooden nest of tables. Bookcase.
Small wooden table. Wooden stool. Small cube table. Lamp table.

Double doors leading to garden. Opening 1060mm.

Landing

Carpeted. Access to bedroom 1 & 2, family bathroom and storeroom
Smoke alarm

Bedroom 1

Door width 730mm.
Carpeted. King size bed 5' 6". Bed height 510mm
Non feather duvets & pillows provided.
Clearance to end of wall 470mm.
Bedside drawers 550mm. 2 x blanket boxes 500mm high.
Chest of drawers 770mm high. Stool 440mm high.
2 hardback chairs . Height to seat. 460mm

Ensuite

Door width 650mm.
Shower enclosure 750mm x 750mm. Toilet. Seat height 430mm.
Space between toilet 420mm to left and 150mm to right.
Vanity Unit. 840mm high.

Bedroom 2

Door width 740mm
Carpeted.
2 single beds. 900mm. Height floor to top of mattress 660mm.
Non feather duvets & pillows provided.
Bedside drawers 550mm
Largest free space 2180mm x 700mm
Clearance from end of bed to wall 700mm.

Family Bathroom

Door width 740mm
Tile effect laminate flooring.
Shower enclosure 750mm x 930mm. Step up 100mm
Roll top bath. Ground to top of roll top 620mm
Vanity Unit height 840mm

Rear Garden

Mainly laid to lawn with shrubs. Enclosed on three sides with wooden fencing.

Large paved terrace area with brick built BBQ.
Wooden table with 6 chairs.

Covered Passageway & Store Area

On the LH side of the barn built of wood with cedar shingle tiled roof.
Wheelie bins and storage unit.