

Access statement for Tump Farm Cottage, Whitchurch, Ross-on-Wye, Herefordshire.

INTRODUCTION

Tump Farm Cottage is a stone built barn conversion in a yard of house and buildings accessed from a country lane up a farm drive. The lane is half a mile long and leads to the A40 dual-carriageway.

PRE-ARRIVAL

There is currently no website but the Cottage can be found on www.hoseasons.co.uk – ref:E4941 and www.wyenot.com with extensive photos and information.

Bookings and enquiries can be made via e mail, telephone or in writing.

There is bus stop half a mile away in Whitchurch.

Train stations in Abergavenny – 20 miles, Hereford – 25 miles and Gloucester – 27 miles. Taxis available at the stations.

A basic welcome pack is provided including tea, coffee, milk and sugar.

Access statement available on request and in the Welcome Info Pack.

ARRIVAL & CAR PARKING FACILITIES

The car park is immediately adjacent to the cottage and is a smooth paved area. There are two steps 14cms high x 25cms deep x 180cms

wide with a handrail to the right 90cms from step level otherwise the parking and patio area in front of the cottage is level.

Parking area is 6 mts from the entrance door.

MAIN ENTRANCE & RECEPTION

Guests are met on arrival and issued with keys to the property.

The front door is 88cms wide x 195 high with hinge on left. Keyhole 110cms. The step into the cottage is 14cms high and the wooden threshold is 20cms deep onto a non-slip tiled floor with contrasting door mat.

The entrance door opens into a lobby area off which are two doors – one to kitchen and one to shower room and an open walk way into the lounge/dining area 232cms wide x 225cms high

There is fire blanket on the wall to the left between kitchen and shower room 142cms from floor.

To the right of the entrance door there are two light switches one for the 2 halogen lights in the lobby and one for the outside light which is also on a sensor.

PUBLIC AREAS – GENERAL (INTERNAL)

Not available

PUBLIC AREAS – WC

Not available

DINING ROOM & LOUNGE

Oak veneer flooring with a central rug of synthetic loop pile.

Light switch to left of opening for central 7 light fitting. There is also a table lamp in the corner of the room.

Two seater sofa with arms and an armchair both moveable.

Coffee table which is moveable on which the Welcome Info Pack is kept.

Digital TV with remote control and integral CD.

Dining table 76cms high x 76cms x 76cms with two dining chairs – dining chair with arms can be supplied on request.

French windows leading out onto the patio consisting of two doors in total 159cms wide and 193cms high are full opening. Step down 14cms over a wooden threshold of 21cms

LAUNDRY

Currently no washing machine is available but an airing rack for hand washing is in the bedroom wardrobe.

SHOP

Not applicable

TREATMENT ROOM/S

Not applicable

LEISURE FACILITIES

Not applicable

OUTDOOR FACILITIES

Exit either by entrance door of French windows onto patio area of natural style paving 864cms long x 180cms wide. Step down to front of cottage onto gravel ranging from level with patio to 20cms high.

Patio table 72cms high with two seats 46cms high.

CONFERENCE & MEETING ROOMS, BANQUETING, CLUBS, ENTERTAINMENT

Not applicable

SELF CATERING KITCHEN

Door off lobby area 76cms wide x 199cms high hinged to the left.

Door through to bedroom off 69cms wide x 199cms high hinged left.

Light switch and extractor fan switch on right of door.

Galley style kitchen with electric cooker on right 90cms high with oven/grill combined.