

## Access statement for

### HILL FARM BARN

Carpenters Road Brading Isle of Wight PO36 0BB

#### Introduction

Our self catering property built around 1775 converted in 2007 with access to front, rear and side.

We have tried to provide as much information as possible but if you have any queries please contact us. We look forward to welcoming you.

#### Pre-arrival

- \* We have a website which is available at: <http://www.hillfarmbrading.co.uk/>
- \* Bookings/Enquiries can be made via phone, email or online booking form from our website.
- \* The nearest bus is 600 mtrs from the bottom of the lane.
- \* The nearest train station - Brading is 2 miles away. The No. 2 & 3 buses leave Brading Bull Ring for 'Rowborough Corner' stop which is 600 mtrs from Hill Farm
- \* Ryde transport interchange is approximately 3.5 miles from here taxis are available.
- \* We offer wi-fi so that you can arrange for online shopping to be delivered from local stores.

#### Arrival and car parking facilities.

- \* Luggage can be unloaded at the front of the building.
- \* Parking for 4 cars at the front of the property.
- \* The entrance has a concrete slope of 1:10 up to the front door.
- \* Parking is within 4 metres of the front door, if required.
- \* There is access to the eastern side double doors via a raised decked area ( 2 steps each Width 270 cm Height 15 cm also access via rear double doors via decked area (3 steps each Width 80 cm Height 18 cm.

#### Main entrance and reception

- \* The front door has a threshold strip Width 93 cm Height 3 cm and is hinged on the left. The door width is 93 cm and height 195 cm
- \* Inside the door is an open plan hall/lounge 6.8 m x 3.8 m with stairs to the first floor. On the left double doors lead to kitchen/diner. To the right via short passage width 1.1 m x 2.3 m length are two downstairs bedrooms. Straight ahead are double doors to the outside deck surround.

#### Public areas - general

Leading from open plan hall/lounge to kitchen/diner there is a slight threshold rise of 2 cm between double opening fire doors.

- \* **Floorings:** Hall/lounge - wooden  
Kitchen/diner -stone tiles with under-floor heating  
Stairs - carpeted

#### Public area - wc

First floor wc via stairs from hall/lounge to be found in separate bathroom. Door width 60 cm opening outwards, not suitable for disabled.

**Dining room**(as part of kitchen/diner) 6.8 m x 2.7 m.

Has double doors to outside deck area: width 165cm, door to utility room width :76cm and double doors to hall width 152 cm.

\* **Table** (moveable) - legs on each corner. Floor to lowest point under table 64 cm (underspace). Length 244 cm width 90 cm height 79 cm.

\* **Freespace** between table and walls is 1 m either side and 1.6 m from one end and 1.3 m from the other end to the nearest wall or furniture.

\* **Chairs** (moveable) wooden with slatted backs x 10, comprising 2 carvers and 8 with no arms.

\* **Settee** - upholstered three seater with wooden arms, occasional table plus small tv.

\* **Flooring** - stone tiles with under-floor heating.

**Kitchen - open plan** (as part of kitchen/diner) 3.2 m x 3.2 m

Height of worktop 93 cm with 7 cupboards and 8 drawers underneath, including integrated dishwasher, larder fridge with top freezer compartment. Top cupboards are 50 cm from worktop with highest shelf 90 cm and lowest shelf 57 cm.

Highest shelf in fridge 171 cm and lowest shelf 64 cm.

Electric Cooker - Rangemaster 900 ml wide, two opening oven doors, one left hinged and one right, with pull down grill pan door. Electric 5 ring ceramic hob. All controls along front edge of cooker., with extractor hood.

1.5 bowl stainless steel sink with left-hand drainer.

Working floor area 1.7 m x 1.7 m with 1m through-gap between larder fridge and end of worktop.

Four breakfast bar stools height 77 cm.

Evenly lit kitchen with downlighters and additional under pelmet strip lighting.

**Height of:** Light switches 110 cm

Electric sockets 100 cm

**Utility room**(off of kitchen/diner)

Door width 76 cm

Sink with right hand single drainer set in worktop height 93 cm with store cupboard underneath. Built in underneath - automatic washing machine and automatic dryer.

Extra freezer with 4 pull out drawers at eye level on top of worktop with overhanging wooden 'sheila maid' clothes airer.

**Height of:** Light switch 110 cm

Electric sockets 100 cm

**Bedrooms -Room combinations**

Ground floor : One Double - 5ft bedstead

One Twin/Double room - 2 x 3ft single zip & link beds OR 6ft double

First floor : One Double - 4'6"

One Twin - 2 x 2'6" single divan beds with drawers underneath

**General**

Bedding: Duvets - All synthetic

Pillows - half feather half synthetic

Linen: Duvet covers, sheets and pillow cases are cotton or polycotton.

## **BEDROOMS - Ground floor**

**DOUBLE ROOM** (with 5ft double bedstead - not moveable ) 3.9 m x 3.4 m

Door width 79 cm

\*Short pile carpet

\* Transfer space : to right of bed 100 cm  
to left of bed 100 cm

\* Bed height : 53 cm

\* The largest free space clear of doors and furniture is 150 cm x 80 cm

with **ENSUITE BATH WITH SHOWER OVER** 1.9 m x 1.7 m

Door width 83 cm

\*Tiled floor

\*Evenly lit

Height of:

Bath: 54 cm

Toilet: 41 cm

Handbasin: 84 cm

Length:

Bath 170 cm

**TWIN/DOUBLE** ( with 2 x 3ft single zip & link beds OR 6ft double) 3.1m x 4.1 m

Door width 83 cm

\*Shortpile carpet

**\*AS 6FT DOUBLE:**

Transfer space : to right of bed 100 cm  
to left of bed 65 cm

\* Bed height: 65 cm

\* The largest free space clear of doors and furniture is 60 cm x 150 cm

**\*AS 3FT TWIN:**

Transfer space: to right 100 cm  
to left 45 cm

between beds: 40 cm

\* The largest free space clear of doors and furniture is 60 cm x 150 cm

with **ENSUITE WET ROOM SHOWER** 2.55 m x 1.50 m

\* Door width 83 cm

\* Flat non-slip flooring

\* Evenly lit

Height of:

Handbasin:84 cm

Toilet: 41 cm

**BEDROOMS- First floor**

Reached via:

Staircase of 16 steps with 180 degree semi - landing at step no 5

Steps are 19 cm high 24 cm deep 78 cm wide

Handrail on both sides

Short pile carpet on stairs and landings

Main landing 6.8 m x .85 m

**DOUBLE** (with 4' 6" ) 2.8 m x 3.45 m

With reduced headroom at bedhead end

\*Door width(opening outwards) 76 cm

\*Short pile carpet

\* Transfer space: to right of bed 90 cm  
to left of bed 90 cm

\* Bed height: 63 cm

\* The largest free space clear of doors and furniture is 90 cm x 140 cm

**with ENSUITE SHOWER** 1.5 m x 2.6 m

Door width (opening outwards) 60 cm

Non slip flooring

Limited head room over 50% of the floor space

Shower cubicle 750mm x 750mm with 600mm door

Height of

Toilet 41 cm

Handbasin 84 cm

**TWIN** ( with 2 x 2'6" single beds) 3m x 2.1 m

Limited headroom over 50% of floor area

\*Door width 76 cm

\*Short pile carpet

\*Transfer space between beds 130 cm

\*Bed height 65 cm

\*The largest free space clear of doors and furniture is 65 cm x 60 cm

**BATHROOM - First floor** 2.9 m x 1.4 m

Limited headroom over 90% of floor area

Non-slip flooring

\*Door width (opening outwards) 60 cm

Height of

Bath 53 cm

Toilet 41 cm

Washbasin 83 cm

Length of

Bath 138 cm

**GALLERY LOUNGE - First Floor** 5.8 m x 3 m

Limited headroom over 40% of floor area

Wooden flooring with loose rug

1 upholstered two-seater settee plus 2 upholstered armchairs with wooden arms

TV unit

**GROUNDS and GARDEN**

Large lawn area surrounding the property approximately ½ acre, fenced but not suitable to leave children unattended.

Decked area with open ballustrading

East 10 m x 4.1 m

(with 2 steps down to lawn each 67 cm in width & 22 cm in height)

South 2.8 m x 3.5 m

(with 3 steps down to lawn each 80 cm in width & 18 cm in height)

with adjoining walkway.

**Additional information**

\*Emergency Action Plan and Useful Numbers folder in Hall Table

\*Light switches and sockets at sensible height to reach from sitting and standing positions.

\*Good mobile phone reception

\*Wi-fi broadband available

May 2015