

## Access statement for

### HILL FARM LODGE

Carpenters Road Brading Isle of Wight PO36 0BB

#### Introduction

Self catering Lodge. Self contained . Private Garden.

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 2 cars.
- \* Parking is within 4 metres of the front door for 1 car if required.

#### Main entrance and reception

\* The Front door (nearest to steps) is reached by 3 steps, 24 cm deep x 95 cm wide with handrail both sides. There is a gate at the top 1m wide leading onto a decked area approximately 2.5m x 4.5 m approaching Front door & alternative door. The Front door opens outward and is 80cm wide with a threshold of 8 cm high, inwards leads into the dining/kitchen area and lounge. The alternative door opens outwards and leads into the Lounge area, this is also 80 cm wide with a threshold of 8 cm high.

#### Public area - wc

\* Kitchen/Diner, Lounge, Hall and Bathroom. All level floors. diner, lounge, hall and bedrooms short pile carpet. Kitchen, bathroom and ensuite shower room - non-slip vinyl.

#### Decking area

\* 2.5 m x 4.5 m with round wooden folding table 1.4m and folding garden chairs. Faces South.

#### Dining area

\*2.5 m x 3.5m rectangular pedestal table 86 cm x 120 cm height to top 70 cm, clear height under 67cm. With 5 chairs with washable seats, no arms.

#### Kitchen

\* 2.5m x 2.4m. Layout open-ended to diner. Containing fridge with freezer compartment. Electric cooker with hob - 4 gas rings and electric oven & grill, microwave, washer/dryer. Work top height 91 cm. vinyl floor. Top cupboards 50 cm from worktop. Working floor area 1.2 m x 1.9m.

### **Lounge.**

\*Leading from kitchen/dining area. 3m x 4.2m Two sofas seating 4/5 with TV/Video/Dvd player. Electric fire with guard, central light and standard lamp, dresser, occasional table 100cm x 50 cm.

### **Hall**

\* Door 70cm width leading from Lounge into Hall 1.6m x 1m connecting Lounge with bathroom, twin room, double room and hall cupboard.

### **Bathroom**

\* Door width into bathroom 70cm. Room is 2m x 1.7m. Bath side height 60cm x 170 cm long, basin 80 cm high, toilet height to seat 40 cm. Bath has cradle attachment on with shower head for hair washing only to taps.

### **Twin bedroom**

\*Door width into twin room 70 cm. Room is 3 m x 2.4 m. Transfer space between beds 50 cm. Two 3ft x 6ft 3 inch beds. Height to top of mattress 53 cm. Double wardrobe, bedside table and lamp.

### **Double bedroom**

\* Door width into double bedroom 70cm. Room is 3m x 3m. Two double wardrobes. Two bedside tables and lamps.

### **Ensuite shower room**

\* Door from double bedroom into ensuite shower room 70cm. Room is 1.3 m x 2m. Shower cubicle with folding door 75 cm square. Toilet with seat height 40 cm. Basin 80 cm high.

### **Grounds and garden**

\* Large lawned area 50 m x 40m Surrounded by fence and natural hedging. Not suitable to leave children unattended.

### **Additional information**

- \*Emergency Action Plan and Useful Numbers folder in kitchen drawer.
- \*Light switches and sockets at sensible heights.
- \*Good mobile phone reception
- \*Wi-fi broadband available password protected.
- \* Gas (bottled) central heating and double glazed.

May 2015