Accessibility Statement

Carpenter's Barn Self Catering Cottage

We want all prospective guests to have clear and accurate information about Carpenter's Barn so that they can decide whether the cottage is suitable for their individual needs.

Carpenter's Barn is a traditional country cottage and **has not been designed as a wheelchair-accessible property**. There are features which may be helpful to guests with some mobility difficulties, but there are also limitations, including the stairs to the bedrooms, restricted space around some furniture and a number of uneven outdoor surfaces.

We are very happy to discuss individual requirements before booking and, where possible, provide practical information or assistance.

Arrival and parking

There is a carport immediately adjacent to the cottage. Parking is approximately **9 feet from the front door**.

The carport has a concrete surface. There is a slight stoned slope up towards the paved terrace, followed by a small lip onto the terrace. The terrace itself is level and paved.

There is not sufficient space beside the carport for a wheelchair user to get out of a vehicle. A guest who needs more space to transfer from a vehicle can instead be dropped off on the gravel driveway, approximately the same distance from the front door.

Entrance

The front door is a standard-width door and opens inwards. It is easy to open and there is a covered porch.

There is a threshold/lip of approximately **4 inches from the outside terrace**, reducing to approximately **2 inches on the inside**.

Immediately inside the door is coir matting, followed by carpet and mud-buster mats in the hallway.

Ground-floor accommodation

The main ground floor is level, with no internal steps or changes of level.

The internal doors are standard width and easy to open. There are no thresholds between the rooms, although carpet bars are present where carpet meets the flooring at the entrances to the bedrooms, kitchen and living room.

The kitchen has a tiled floor and the bathroom/cloakroom areas also have tiled floors. There are no rugs apart from a rug in front of the ornamental fireplace.

Living room

The living room has good natural light and is well lit.

There is a sofa, two armchairs and two recliner chairs. The sofa and armchairs are generally at a comfortable/high enough height and have relatively upright backs. The recliners are larger chairs at normal height. One is manually operated, the other electric.

There is not sufficient clear space for a wheelchair to reach the riser-recliner chairs or sofa without moving furniture. A coffee table would also need to be moved to access the window armchairs.

The fireplace is ornamental/decorative only.

The television has straightforward, easy-to-use remote controls.

Heating is operated using a hand-held control.

Kitchen and dining

The kitchen is on the ground floor and is galley style.

Work surfaces and the sink are standard height, with some space where a person could sit while using the kitchen. The main kitchen controls are readily reachable.

There is a double oven, so the lower oven can be used rather than the higher oven if preferred. The hob is set into the work surface and the microwave is on the work surface.

The refrigerator is under the counter. A full-height freezer is located in the utility room at the end of the hallway.

The utility room also contains an under-counter washing machine and tumble dryer. There is not sufficient space for a wheelchair to manoeuvre within this area.

The dining table is a round wooden table with a central pedestal/column. It could provide suitable space underneath for a wheelchair, but space around half the dining table is limited unless you move it further into the room.

Bedrooms and stairs

The bedrooms are upstairs and are reached by a carpeted staircase.

There are **four stairs to a half landing, followed by a further nine stairs to the upper landing**.

The staircase is well lit, with light switches at both the bottom and top.

The bedrooms have standard-height beds which can be accessed from either side. Bedside tables and lamps are provided.

There is not sufficient space around the beds for wheelchair manoeuvring. However, we have welcomed guests with mobility difficulties who have managed well in the cottage.

There are no changes of level on the upstairs landing or in the bedrooms. The landing and bedrooms are carpeted, with carpet bars at the bedroom entrances.

Upstairs shower room

The shower room is upstairs.

It has a walk-in shower cubicle with an approximately **3-inch lip**.

The shower has **two grab handles** and a **wall-mounted fold-down shower seat**.

There is **a grab handle** beside the toilet. The toilet is standard height.

Downstairs cloakroom

There is also a cloakroom on the ground floor.

There is **a grab handle** beside the toilet.

Lighting, vision and hearing

The cottage and outside areas are generally well lit, and the staircase is particularly well lit.

Light switches are positioned at normal door height, with switches at both the top and bottom of the staircase.

Most doors are wooden. One door has small glass panes extending from near the top to the bottom, edged with natural wood.

The walls, doors and floors are generally similar in colour, so there is not a strong colour contrast between these surfaces.

There is one relatively low coffee table in the living room. It is a wicker table with a glass top.

Smoke alarms and carbon monoxide alarms are fitted. They provide both **audible and flashing visual alerts**.

There is no doorbell but there is a knocker.

Outside areas

There is a paved terrace immediately outside the cottage, with access from both the front door and French doors from the living room. Both doors have thumb-turn locks.

The terrace leads towards the garden via a stoned driveway.

The lawn is uneven in places and has areas affected by tree roots. Guests should therefore take care when walking across the garden.

There is a garden table and chairs. These are relatively small wrought-iron pieces of furniture.

Assistance on arrival

We normally meet guests on arrival and can help with luggage if this is required and arranged with us.

If you have particular mobility, visual, hearing or other access requirements, please contact us before booking. We are happy to discuss the cottage and its facilities in relation to your individual needs.

Assistance dogs and pets

Carpenter's Barn is a **pet-free property**.

We have our own reactive rescue dogs living on the premises, livestock in the adjacent fields, feral cats in the stables and the cottage and its flooring are not suitable for visiting pets.

We recognise that assistance dogs are not pets. If you are considering staying with an assistance dog, please contact us **before booking** so that we can discuss your individual requirements and the arrangements needed to ensure that your stay is suitable and safe for everyone, including our own dogs.

We will consider requests for assistance dogs on an individual basis and discuss any reasonable adjustments that may be possible.

Our approach

We appreciate that accessibility requirements vary considerably from person to person. Rather than describing the cottage simply as "accessible" or "inaccessible", we have provided the information above to help guests make their own assessment.

If there is anything specific that you need to know about access to Carpenter's Barn, please ask us before booking. We will do our best to answer questions accurately and, where possible, provide additional information or measurements.