

# **Access Statement for Folly Farm Cottage**

## **Introduction**

We aim to cater for the needs of all visitors coming to our Bed and Breakfast business and to our Self-Catering Studio Apartments. The following is a summary of our provision and we have tried to provide as much information as possible, however if you have any other queries then please do call. We look forward to welcoming you.

## **Pre-Arrival**

- ❖ You can contact us via phone or email (see below for details).
- ❖ We have a comprehensive website detailing all available services.
- ❖ We are situated in the village of Ilmington which has it's own Post Office and village shop.
- ❖ The nearest bus stop is a five-minute walk away.
- ❖ The nearest town, Shipston on Stour, is 4 miles away.
- ❖ The nearest train station is in Stratford-upon-Avon, which is seven miles away. Collection from the station can be arranged upon request.
- ❖ A local taxi service is available (see below for details).
- ❖ Brochures and menus are available in large print

## **Arrival & Car Parking Facilities**

- ❖ On arrival to the property there are double leaf entrance gates that are open 24 hours when the B&B is operating.
- ❖ The car park is to the rear of the property with ample spaces.
- ❖ The surface is level and formed from small stone chips.
- ❖ The parking is 15m away from the front door of the property.
- ❖ There is a drop off point at the front door of the property.
- ❖ We can assist guests with their luggage.
- ❖ There is one step, 100mm high, on the footpath approaching the front door.

## **Main Entrance & Reception**

- ❖ The front door has one step up 160mm high into the property.
- ❖ The door is 825mm wide.
- ❖ The property is always locked but once guests have registered they will be provided with a key for the front door.
- ❖ Inside the front entrance is the reception area with access to the stairs and dining room. Access to the owner's private area is also off the reception.
- ❖ There is free space in the reception area of 2.4 by 1.8 metres.
- ❖ A payphone is available in the reception.

## **Public Area – General (Internal)**

- ❖ Access from the reception area to the dining room is through a 750mm wide corridor and by one step down of 180mm.
- ❖ The floor is carpeted throughout with several additional rugs.
- ❖ The covering on corridors and stairs is short pile carpet.
- ❖ Corridors have a good colour contrast and are well lit.
- ❖ There are seven steps to a half landing. A single step to the next half landing and a further six steps to the first floor corridor.
- ❖ The steps are 200mm high, 240mm deep and 820mm wide.

## **Public Area – WC**

- ❖ Bedrooms are all en-suite but no public WC is available.

## **Dining Room/Lounge**

- ❖ Breakfast is served in the dining room on the ground floor that is accessed by a single step down of 180mm.
- ❖ There is one large table, 2.44 metres long, 920mm wide and 780mm high with underspace of 590mm. There are chairs with and without arms that can be moved to accommodate.
- ❖ Menus are provided in large print.
- ❖ The covering throughout is short pile carpet.
- ❖ The lounge area has one two-seater settee and two easy chairs all of which have arms and can be moved to accommodate.

## **Laundry**

- ❖ Not available

## **Shop**

- ❖ Not available

## **Leisure Facilities**

- ❖ Not available

## **Outdoor Facilities**

- ❖ Access to the garden is available from the car park on a part gravel and part concrete path.
- ❖ Access is through two swing gates 780mm wide.
- ❖ Garden furniture is available for use.

## **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- ❖ Not available

### **Bedrooms**

- ❖ There are three bedrooms on the first floor accessed by the stairs previously described.
- ❖ Door widths are all 750mm.

#### Bedroom - Honeysuckle

- ❖ There is 500mm to one side of the bed and 1100mm to the other.
- ❖ There is 1.45 by 3.3 metres free space from furniture and doors.
- ❖ Furniture, except bed, is movable upon request.
- ❖ The bed is 1.65 wide by 2m long and has a height of 570mm.
- ❖ Two armchairs, a dressing table and an occasional table are provided in the room.
- ❖ There is an en-suite bath and shower room (see below for details).
- ❖ A fitted short pile carpet is on the floor with a rug at the bottom of the bed.
- ❖ There is a low table with tea and coffee making facilities. Outside the room on the corridor there is a fridge and a cold-water dispenser.

#### Bedroom - Lavender

- ❖ There is 700mm to one side of the bed and 1100mm to the other.
- ❖ There is 1.4 by 3 metres free space from furniture and doors.
- ❖ Furniture, except bed, is movable upon request.
- ❖ The bed is 1.5 wide by 2m long and has a height of 570mm.
- ❖ Two armchairs, a dressing table and an occasional table are provided in the room.
- ❖ There is an en-suite bath and shower room (see below for details).
- ❖ A fitted short pile carpet is on the floor with a rug at the bottom of the bed.
- ❖ There is a low table with tea and coffee making facilities. Outside the room on the corridor there is a fridge and a cold-water dispenser.

#### Bedroom - Rose

- ❖ There is 1metre to both sides of the bed.
- ❖ There is 960mm by 3.5 metres free space from furniture and doors.
- ❖ Furniture, except bed, is movable upon request.
- ❖ The bed is 1.65 wide by 2m long and has a height of 570mm.
- ❖ Two armchairs, a dressing table and an occasional table are provided in the room.
- ❖ There is an en-suite bath and shower room (see below for details).
- ❖ A fitted short pile carpet is on the floor with a rug at the bottom of the bed.
- ❖ There is a low table with tea and coffee making facilities. Outside the room on the corridor there is a fridge and a cold-water dispenser.

## **Bathrooms**

- ❖ All three bedrooms have en-suite facilities.
- ❖ Door widths are all 750mm and open inwards.

### Bathroom - Honeysuckle

- ❖ Free floor space clear of door is 1.46 by 1.3 metres approximately.
- ❖ The bath edge is 570mm high.
- ❖ The bath has a shower over.
- ❖ The basin is rounded and has clear underspace. The basin is set at a height of 850mm.
- ❖ The toilet has right hand transfer space of 430mm. The toilet is 460mm high.
- ❖ There is a pull cord for the light fitting.
- ❖ There is a heated towel rail and an upright chair with no arms.
- ❖ Fitted short pile carpet on the floor.
- ❖ There is a pull cord for a wall-mounted heater.
- ❖ There is a strip light above the mirror with a shaver socket.

### Bathroom - Lavender

- ❖ Free floor space clear of door is 1.0 by 1.2 metres approximately.
- ❖ The bath edge is 570mm high.
- ❖ The bath has a shower over.
- ❖ The basin is rounded and has clear underspace. The basin is set at a height of 810mm.
- ❖ The toilet has minimal space to both sides. The toilet is 460mm high.
- ❖ There is a pull cord for the light fitting.
- ❖ There is a pull cord for the strip light above the sink.
- ❖ There is a heated towel rail.
- ❖ Vinyl flooring.

### Bathroom - Rose

- ❖ Free floor space clear of door is 1.0 by 1.3 metres approximately.
- ❖ The whirlpool bath edge is 550mm high.
- ❖ The bath has a shower over and shower attachment on the bath.
- ❖ The basin is rounded and has clear underspace. The basin is set at a height of 840mm.
- ❖ The toilet has right and left hand transfer space of 800mm. The toilet is 440mm high.
- ❖ There is a pull cord for the light fitting.
- ❖ There is a heated towel rail and an occasional table.
- ❖ Vinyl flooring.

## **Self-Catering Studio Apartments**

### **Peony**

#### **Main Entrance & Access**

- ❖ The main door is accessed directly from the car park and then through the patio garden.
- ❖ The front door has one step up 100mm high into the property.
- ❖ The door is 810mm wide.
- ❖ The property is always locked but once guests have registered they will be provided with a key for the front door.
- ❖ Inside the front entrance is a small hall 1380mm by 1040mm free space.
- ❖ There are thirteen steps up to the apartment.
- ❖ The steps are 200mm high, 250mm deep and 810mm wide.
- ❖ There is a full-length handrail to the left.
- ❖ There is an upper landing 950mm by 910mm before entering the apartment.
- ❖ The apartment door opens inwards and is 750mm wide.

#### **The Apartment**

- ❖ The bedroom, living area and kitchen area are all open plan.
- ❖ The bathroom is en-suite (see below for details).
- ❖ Furniture, except bed, is movable upon request.
- ❖ The bed is 1.7 wide by 2m long and has a height of 580mm.
- ❖ A settee, dressing table and stool, an occasional table and two chairs are provided in the room.
- ❖ A fitted short pile carpet is on the floor with a rug at the bottom of the bed.
- ❖ There is a low table and electric fire beside the settee.
- ❖ The kitchen area worktop height is at 900mm.
- ❖ The oven door is drop down, height of lowest shelf 780mm and highest shelf at 850mm.
- ❖ The hob is 970mm high and electric.
- ❖ Fridge with small freezer compartment, highest shelf in fridge 560mm.
- ❖ The sink is 900mm high with cupboards underneath.
- ❖ There is a microwave on top of the worktops.
- ❖ Good contrast between floor, cupboards and other surfaces.

#### **Bathroom**

- ❖ Free floor space clear of door is 1.0 by 1.3 metres approximately.
- ❖ The whirlpool bath edge is 570mm high.
- ❖ The bath has a shower over.
- ❖ The basin is rounded and has clear under space. The basin is set at a height of 810mm.
- ❖ The toilet has left hand transfer space of 250mm and right hand transfer space of 600mm. The toilet is 430mm high.

- ❖ There is a pull cord for the light fitting.
- ❖ There is a pull cord for the wall-mounted heater.
- ❖ There is a pull cord for the strip light above the sink that has a shaver socket.
- ❖ There is a heated towel rail.
- ❖ Short pile carpet.

#### Garden

- ❖ There is an area with a table and two chairs.
- ❖ There are borders and the seating area has a gravel finish with some paving slabs.

#### Orchard

#### **Main Entrance & Access**

- ❖ The main door is accessed directly from the car park and then through the patio garden.
- ❖ The front door has one step up 170mm high into the property.
- ❖ The door is 830mm wide.
- ❖ The property is always locked but once guests have registered they will be provided with a key for the front door.
- ❖ Inside the front entrance is a small hall 1270mm by 1250mm free space.
- ❖ There are thirteen steps up to the apartment.
- ❖ The steps are 200mm high, 250mm deep and 810mm wide.
- ❖ There is a full-length handrail to the left.

#### **The Apartment**

- ❖ The bedroom, living area and kitchen area are all open plan.
- ❖ The bathroom is en-suite (see below for details).
- ❖ Furniture, except bed, is movable upon request.
- ❖ The bed is 1.7 wide by 2m long and has a height of 580mm.
- ❖ A settee, dressing table, a coffee table and a table with two stools are provided in the room.
- ❖ Fitted short pile carpet.
- ❖ The kitchen area worktop height is at 900mm.
- ❖ The oven door opens to the left, height of lowest shelf 700mm and highest shelf at 800mm.
- ❖ The hob is 930mm high and electric.
- ❖ Fridge with small freezer compartment, highest shelf in fridge 500mm.
- ❖ The sink is 900mm high with cupboards underneath.
- ❖ There is a microwave on top of the worktops.
- ❖ Good contrast between floor, cupboards and other surfaces.

#### Bathroom

- ❖ Free floor space clear of door is 1.2 by 1.2 metres approximately.
- ❖ The whirlpool bath edge is 570mm high.
- ❖ The bath has a shower over and shower attachment on the bath
- ❖ The basin is rectangular and has clear under space. The basin is set at a height of 830mm.
- ❖ The toilet has no left hand transfer space and right hand transfer space of 650mm. The toilet is 430mm high.
- ❖ There is a pull cord for the light fitting.
- ❖ There is a pull cord for the wall-mounted heater.
- ❖ There is a pull cord for the strip light above the sink that has a shaver socket.
- ❖ There is a heated towel rail.
- ❖ Short pile carpet.

#### Garden

- ❖ There is an area with a table and two chairs.
- ❖ There are borders and the seating area has a gravel finish with some paving slabs.

### **Contact Information**

- ❖ Address: Folly Farm Cottage, Back Street, Ilmington, Warwickshire, CV36 4LJ
- ❖ Telephone: 01608 682425
- ❖ Email: [bruceandpam@follyfarm.co.uk](mailto:bruceandpam@follyfarm.co.uk)
- ❖ Website: [www.follyfarm.co.uk](http://www.follyfarm.co.uk)
- ❖ Local public transport numbers: Bus 0871 200 2233 Train 0121 200 2700
- ❖ Local Taxi service: 01608 661555
- ❖ Local Tourist Information centre: Stratford-upon-Avon 0870160 7930
- ❖ Local Tourist Information centre: Stow-on-the-Wold 01451 831082