

ACCESS STATEMENT

FOR

WALNUT TREE COTTAGE,

BRIERLEY, LEOMINSTER,

HEREFORDSHIRE, HR6 0NU

INTRODUCTION

Walnut Tree Cottage was built in 1993 and converted to a holiday home in 2000. It is built of a brick construction. It is situated along a country lane (unclassified), approximately 0.6 of a mile from a B road.

PRE-ARRIVAL

We have an informative web site which shows internal photographs of the cottage. Layouts of the rooms/floor plans are available upon request from the owners.

Enquiries can be made from our web site. Bookings can be made either on the phone, letter or via e-mail.

ARRIVAL AND CAR PARKING FACILITIES

All guests are provided (one month prior to arrival) with written directions to the cottage which also include information regarding key collection and parking.

The nearest Bus Stop is 0.6 miles away.

The nearest railway station is 1.5 miles away - Leominster.

This access statement is available from our web site or in the 'Useful Information' folder in the cottage.

The cottage driveway has a tarmac and paved brick surface. Using the Direction information supplied guests choose to either park at the rear door for unloading of their luggage or in front of the cottage front door (the usual parking space for the cottage).

If additional visitors or guests come to the cottage then there is off-road parking for another 1 vehicle.

GROUND FLOOR AND OUTSIDE

ACCESS AREAS – HALLWAY, ETC

The front door is accessed by two steps and leads to a hallway. The back door is more suited to disabled access as there is not a step leading to it although there is a lip to the doorway of approximately 10 cms (4 inches). This door opens fully back to the wall (180 degrees) and could suit disabled access.

The hallway for the front door has a vinyl floor surface and the back door hallway is carpeted.

Both doors have spare keys mounted on chains adjacent to the doors in case of emergency.

The main hallway is carpeted and has a table at one end to keep keys, etc.

Phone directories are also kept in the drawer of this table.

There is torch kept in the hallway next to the front door.

BATHROOM

The bathroom is on the Ground Floor of the cottage.

The bathroom has a shower over the bath. There is a grab rail on the bathroom wall to aid getting into and out of the bath and shower.

DINING ROOM AND KITCHEN

The Dining Room leads from the main hallway. The flooring is carpeted.

The room contains a dining table and four chairs, an armchair seating area with a coffee table and a book case with extensive Tourist Information folders.

A 'Useful Information' Folder is also left for visitors giving details on access to many local facilities, eg. Petrol stations, doctors, dentists, vets, banks, supermarkets, etc.

There is a washing machine in the kitchen which is front loading.

The Kitchen is open plan through a wide archway from the Dining Room.

The electric oven has a drop down door and can be accessed from the side.

The four ring hob is above the oven at normal work surface height.

The flooring is vinyl in the kitchen.

There is good lighting from a central strip light and also a light over the hob.

There are both wall and floor standing cupboards.

There is a fridge with a small freezer section in the top of the fridge. Access to a larger freezer is available upon request.

There is a dishwasher with a drop down door. Access can be gained from the side.

The front loading Washing Machine is in the kitchen.

Sainsbury, Asda and Tesco can Home Deliver food shopping to the cottage.

The nearest shops are in Leominster - 1.5miles away.

GARDENS

There is a small, enclosed garden belonging to Walnut Tree Cottage. Access to this is from the driveway, through a wicker gate and then up two stone steps approximately 20 cms (8 inches) high . The garden has a grassed area and a paved patio area with teak table, chairs and a garden parasol.

Adjacent to the cottage are rubbish bins which include recycling bins for glass, plastics and newspaper and cardboard.

FIRST FLOOR

BEDROOM

There is one double bedroom in the cottage on the first floor - accessed via the staircase.

STAIRS

The stairs are of a modern construction and have been built according to current Building Regulations. There is a handrail on one side and a stair banister rail on the other side of the stairs. The steps are neither excessively steep nor narrow.

At the top of the stairs is a plug-in night light which aids visibility of the stairs at night-time.

ADDITIONAL INFORMATION

Our Brochure is in colour and can be printed in size 14 or larger font upon request.

There is good mobile phone reception for most providers.

Fire Risk Assessment and Fire Evacuation Procedures are on display and in the 'Useful Information' folder in the cottage.

The cottage is strictly non-smoking.

Your Pets and Service Dogs are very welcome.

Please advise us upon booking of any special requirements that you may have.

CONTACT DETAILS

Mrs Elaine Wictome

Walnut Tree Cottage

Brierley

Leominster

Herefordshire

HR6 0NU

Telephone:

Home: 01568 620033

Mobile: 07775 643384

e-mail address: elaine@walnuttreecottage.net

OS Grid Ref: SO505561

Lat: 52:12:05N (52.20126)

Lon: 2:43:27W (-2.7243)

Walnut Tree Cottage is open 52 weeks of the year.