

## ACCESS STATEMENT For Woodshill Byres Holiday Cottages self catering accomodation

Woodshill Byres are single storey converted barns situated 1 mile North of West Chilton village. The cottages are either side of a gated, walled courtyard. The area directly outside the cottages has stone paving with shingle in the middle of the courtyard. Established borders.

An information folder with emergency doctor, dentist, hospital telephone numbers is supplied in each cottage. Heating is by electric panel heaters. Bedding is non-feather duvets and pillows, Poly-cotton duvet covers, sheets and pillow cases.

### PRE-ARRIVAL

Bookings can be made by telephone or e-mail. Payments are accepted by cheque or bank transfer.

The nearest train station is 4 miles. The nearest bus stop is 1 mile. The nearest shop is 1 mile.

### ARRIVAL

There is an electric gate at Woodshill Byres drive entrance for which the code and directions are given before arrival. The property is clearly signed through the farm to the parking area which is outside the courtyard gates. There is parking for 5 cars on a level gravel area. It is 16 metres to Dairy Byre, 14 metres to Mouse House and 22 metres to Bulls Box.

### DAIRY BYRE All rooms are on one level.

The main entrance is at the front of the property is up one small step through a 90cm wide door into the lounge area which has a tiled floor and is open plan. There is a three seat sofa and a three seat sofa bed which have arms and are moveable. Freeview Television and DVD player is provided. Wall lighting and lamp.

Dining area has a 75 cm high round table and 4 chairs padded seats, no arms.

Kitchen area has standard height worktops with electric ceramic hob, under worktop electric oven, fridge and dishwasher. Wall lighting and under cupboard downlighting.

Bathroom entered from passage has tiled floor. Bath, height 49 cms with over bath shower, toilet seat height 42 cms, basin.

Bedroom 1 King size bed, width 160 cms x height 57 cms. A 90 cm wide door opens out to patio area down one small step. Wall lighting. Carpeted floor. Freeview Television/DVD.

En-suite shower room. Tiled floor with shower, door width 61 cms, cubicle 94 x 75 cms, toilet seat height 42 cms, and basin.

Bedroom 2 Two single beds, width 92 cms x height 56 cms. A 90 cm door opens out to patio area down one small step. Wall Lighting and bedside lamps. Carpeted floor.

### BULLS BOX and MOUSE HOUSE

The main entrance is at the front of the property up one small step through a 90cm wide door into the kitchen/dining area which has a wooden floor and is open plan. Wall lighting and lamp.

Kitchen area has standard height worktops with electric ceramic hob, under worktop electric oven, fridge and dishwasher. Under cupboard downlighting.

Dining area is part of kitchen area. It has a table 75 cms high and two chairs with padded seats, no arms.

Lounge area. Wooden floor with two seat sofa and armchair with arms and are moveable. Freeview television and DVD player. Wall lighting and lamp.

Bedroom Double bed, width 138 cms x height 56 cms. Wooden floor, wall lights and bedside lamps.

A 90 cm door opens out to patio area down one small step.

En-suite shower room. Tiled floor with shower, door width 90 cms, cubicle 105 x 75 cms, toilet, seat height, 42 cms, basin.

### LAUNDRY ROOM

A shared laundry room next to the parking area. Entrance is up 1 step and a ledge through a 87 cm wide door. Vinyl flooring.