

Access Statement for East Ballabane Farmhouse

This access statement does not contain personal opinions as to our suitability for those with access needs but aims to accurately describe the facilities and services that we offer our guests.

Prior to arrival:

Enquiries and reservations can be made by email or phone.
Should you need a larger font for your correspondence please ask.
Directions will be sent on receipt of the deposit.

On arrival

There is ample parking in the farmyard, and covered parking under one of the barns. There is a moderately sloped tarmacked area. There are cobbles at the entrance to the utility room and slate to gain access to the kitchen.

General

All internal doors with the exception of the conservatory, which has a lever handle, have latch door handles, all upstairs doors are 30". There are no handrails in the property. All sinks/baths have twist taps. There are lots of different kinds of available lighting throughout the property; ceiling lights, wall lights and lamps.

Accommodation:

Kitchen

The kitchen has a tiled floor and free standing kitchen units; there is a slight step into the hall. Internal door measures 31" and the external door measures 32".

Utility Room

The utility room has steps up to the door and has linoleum flooring; there is a slight step into the hall. The door measures 32".

The Dining Room

Has a dining table and chairs, a wooden floor with occasional rugs.

The Lounge

Has two sofas and a chair, coffee tables, which could be moved around..

The Conservatory

Has a tiled floor, ample moveable seating and a small breakfast table with two chairs. There are opening patio doors and two steps to outside where the surface is small pebbles leading up steps into a lawned garden.

Upstairs

There are 7 carpeted stairs to the half landing and then 6 to the full landing. Smoke detectors when triggered beep loudly and do not have flashing lights.

Double bedroom

There is a short pile fitted carpet and a full length mirror, and occasional chairs.

Twin bedroom

There is a short pile carpet and a mirror above a chest of drawers.

Single bedroom

There is a short pile carpet and a mirror on the dressing table.

Bathrooms

The bathroom has a free standing bath and the toilet has a lever flush and there are twist taps.

The shower room has a shower with a step into it and the shower door is 22" wide. Both bathrooms have a linoleum floor.

We have tried to be as helpful as possible with our Access Statement. However please do not hesitate to get in touch should you require any further information.