

## Access Statement for Bingham's Farm Barns

Bingham's Farm Barns and Holiday Cottages are located in the West Dorset Countryside – 2 miles from the centre of Bridport. The cottages are located down a private ¼ mile drive with South and West facing aspects across the Brit Valley.

We welcome all visitors to our holiday cottages and would be happy to answer any queries or provide any assistance either by telephone on 01308 488273 / 07951 529095 or email: [info@binghamsfarmbarns.co.uk](mailto:info@binghamsfarmbarns.co.uk).

### Pre-arrival

Railway Station	Crewkerne	London Waterloo to Exeter line	9.8 miles
Accessible Taxi Service	Bills Taxis	01308 285050	
Bus Service	Damory	No 40 – Beaminster to Bridport Hourly service limited at weekends & bank holidays Request stop from the top of the driveway Dogs welcome	
Hire & Sales of Disabled equipment		Bridport Mobility <a href="http://www.bridportmobility.co.uk">http://www.bridportmobility.co.uk</a> 01308 424266	
Home food delivery		Tesco Sainsburys	

An information pack with details of where to go, what to do and useful information is provided in each cottage – all information can be provided in larger print by request.

### Key Collection

Please contact us before arrival to arrange for key collection. Keys can be left in the property front door for ease of access alternatively a safe location will be offered for late arrivals.

### Welcome

Please let yourselves in and make yourselves at home – a welcome tea tray with homemade cakes will be provided for you to enjoy on arrival. We will come over later to introduce ourselves and check that the property is as you would expect. We will be happy to offer a familiarisation tour of the property, review any heating requirements, rubbish collections and general enquiries at this time.

## **Bed Linen**

We will provide all the bed linen and will be happy to provide hypoallergenic duvets and pillows upon request. We do ask that you supply your own linen for the baby cot. Personal towels are available upon request for a small charge.

## **WIFI**

Free WIFI is provided throughout all the cottages. Connection details are provided in the information pack in each cottage. Please note that we are rural and band width can fluctuate.

## **Mobile Phone Reception**

Different networks have different strengths within the area it is advisable to check with your provider.

## **Assistance Dogs**

We would be happy to welcome assistance dogs free of charge. Pet dogs welcome by arrangement at a charge and by arrangement only.

## **Roe Barn**

### **Parking**

- Parking is provided for a maximum of 3 cars within the gated and dedicated parking area next to the barn.
- After an initial slope from the double gates the gravelled parking area levels out with access to the bin store and wood store.
- The front door is accessed by 2 shallow stone steps and is 9m from the parking zone.
- The back door is accessed by a shallow slate ramp (no hand rails) and is 4.5m from the parking zone.
- A sensor flood light provides lighting for the whole of the parking area with side lights by the front door and spot lights by the back door

### **Entrance to Roe Barn**

- The Front door is accessed by 2 shallow stone steps – door width 78cms
- The back door is accessed by a shallow slate slope – single door width 75cms opening to double door width 150cms

### **Flooring**

- Hallway, lounge, kitchen and dining area      rough grey slate
- Downstairs shower room                              rough grey slate
- Stairs to first floor                                      oak wood
- Bedrooms    brown carpet

### **Entrance hallway**

- Rough slate flooring
- Spot lighting
- High backed chair

### **Stairs to first floor**

- 10 steps via an initial 90 degree turn
- wood flooring - painted light green walls
- minimum width 60cms with hand rail
- Spotlight and pendant light

### **Hallway to ground floor bedrooms**

- rough grey slate flooring – painted light green walls
- Initial 3 wide steps (minimum depth 15cms maximum width 70cms with black metal hand rail for stability)
- minimum width 80cms
- downlights

### **Lounge**

- Accessed from main hallway entrance or via the back door
- Rough slate flooring with large brown rug – painted light green walls
- Spotlighting
- 3 wall lights
- 2 low glass tables
- 2 high backed leather sofas
- 2 low backed leather chairs
- TV with subtitles
- Minimum 75cms width between furniture but can be moved as required

### **Dining area**

- Accessed from the main hallway entrance or via the back door
- Rough slate flooring – painted light green walls
- Spotlighting
- Glass table to height 76cms
- 6 low backed leather chairs without arms provided
- Shallow window seat

### **Kitchen**

- Accessed from the main hallway entrance or via the back door
- Rough slate flooring with tile splashback
- Spotlighting
- Work surface level 92cms
- Dropdown oven – opening height 58cms
- Dropdown grill – opening height 100cms
- Gas hob – 93cms
- Side opening microwave – opening height 150cms
- Wall cupboards – opening height from 145cms
- Fridge/Freezer – freezer opening to 85cms, fridge opening from 85cms to 192cms
- Sink – 1.5 bowls with drainer & Hot/cold mixer tap
- Cordless kettle revolving 360 degrees

### **Bedroom 1**

- Ground floor level
- Accessed by ground floor hallway from main entrance hall
- Brown Carpet – painted light pink walls
- Door width – maximum 77cms
- Kingsize bed - mattress height 39cms                      space under bed height 26cms
- Downlights with fixed bedside lights
- Walk-in wardrobe with draws and hanging space
- TV with subtitles available and remote control

### **Bedroom 2**

- Ground floor level
- Accessed by ground floor hallway from main entrance hall
- Brown Carpet – painted light pink walls
- Door width – maximum 78cms
- Twin beds              mattress height 50 cms                      space under bed height 26cms
- Maximum width between beds – 85cms
- Pendant light and bedside light
- Chest of draws

### **Bedroom 3**

- First floor
- Accessed by stairway
- Brown Carpet – painted light pink walls
- Door width – maximum 73cms
- Width around bed – minimum 64cms
- Double bed              mattress height 60cms                      space under bed height 25cms
- Spotlights and 2 bedside lamps
- Wardrobe and chest of draws for storage
- TV with subtitles available and remote control

### **Shower-room**

- Ground floor
- Accessed by ground floor hallway from main entrance hall
- Rough grey slate flooring with light green walls and terracotta tiles
- Door width – maximum 79cms
- White pedestal washbasin with separate hot/cold taps - height to bowl 80cms
- White toilet – height to top of seat 43cms
- Shower with preset mixer
- Glass shower enclosure– door width 47cms – ¼ circle diameter 85cms
- Downlights
- Slipmat provided

### **En-suite bathroom**

- First floor

- Accessed by stairway
- Lino flooring with white walls and terracotta tiles
- Door width – maximum 73cms
- White pedestal washbasin with separate hot/cold taps - height to bowl 80cms
- White toilet – height to top of seat 43cms
- White corner bath to height of 56cms with separate hot/cold taps
- Handheld shower over the bath with preset mixer tap
- Spotlights
- Slipmat provided

### **Garden**

- Main area accessed from the parking area via ramp and 2 shallow steps
- Main area accessed from the back door by 2 shallow steps
- At the back of the barn is a level grey gravel with slate patio area extending by a slope to a grass area
- Lower level grey gravel area accessed by Bedroom 1 via threshold and small paved area or 3 steps from the main patio area leading by slight slope to a grass area.
- Wooden garden furniture – large table with 6 chairs with arms
- 6 Easy chairs with low arms.

### **Access to further grounds**

Via a metal gate at the end of the garden up a slope over the grassed garden area. Additional access can be provided via the public driveway.

## **Bluebell Cottage**

### **Parking**

- Parking is provided for a maximum of 2 cars within a dedicated stoned parking area at the end of the cottage garden – 16.5m from the front door via a 1.2m wide gate with 1 shallow step
- Additional access can be provided in the shared stone driveway – 12.5m from the front door via a 1.2m wide gate with 1 shallow step
- Concrete pathways lead through the garden to the cottage minimum width 75cms
- A spotlight light is located above the front door.

### **Main Entrance**

- The Front Stable door is accessed by 1 step– door width 75cms

### **Flooring**

- Hallway, lounge, kitchen and dining area      rough grey slate
- Downstairs shower room                              rough grey slate
- Stairs to first floor                                      brown carpet
- Bedrooms    brown carpet

### **Dining area**

- Accessed from the main entrance
- Rough grey slate flooring with painted light green walls
- Spotlighting
- White table to height 72 cms with 5 chairs (no arms)

### **Kitchen**

- Accessed from the the main entrance
- Rough grey slate flooring – painted light green walls and stone tiles
- Spotlighting
- Work surface level 92cms
- Dropdown oven – opening height 20cms
- Dropdown grill – opening height 56cms
- Electric hob – 94cms
- Side opening microwave – opening height 93cms
- Wall cupboards – opening height from 145cms
- Fridge/Freezer – freezer opening to 92cms, fridge opening from 92cms to 175cms
- Sink – 1 bowls with drainer & Hot/cold mixer tap
- Cordless kettle revolving 360 degrees

### **Lounge**

- Accessed from the main entrance
- Rough grey slate flooring with large blue/brown rug
- Painted Light green walls
- Spotlighting
- 1 table light
- 1 low coffee table
- 2 high backed leather sofas
- TV with subtitles and remote control
- Minimum 75cms width between furniture but can be moved as required

### **Hallway**

- Accessed from dining area
- Door width – maximum 70cms
- Rough grey slate floor
- Pendant light

### **Bathroom**

- Ground floor
- Accessed from the ground floor hallway
- Dark grey rough slate flooring with pale green walls and white tiles with turquoise border
- Door width – maximum 66cms
- White pedestal washbasin with separate hot/cold taps - height to bowl 80cms
- White toilet – height to top of seat 43cms
- White bath with separate hot/cold taps – height 56cms
- Electric shower with preset mixer over the bath with shower curtain

- Slip mat provided
- Central covered light and over sink wall light

### **Stairway & Upstairs Hallway**

- Accessed from the hallway
- Maximum width – 70cms
- 13 step 90 degree turn staircase with handrail
- Brown carpet – painted light green walls
- Pendant light at top and bottom of stairs

### **Bedroom 1**

- First floor
- Accessed by upstairs hallway
- Brown carpet – painted light pink walls
- Door width – maximum 70cms
- Width around bed – maximum 52cms
- Double bed mattress height 60cms space under bed height 23cms
- Central Pendant light and 2 bedside lamps
- Wardrobe and chest of draws for storage
- TV with subtitles and remote control

### **Bedroom 2**

- First floor
- Accessed by upstairs hallway
- Brown carpet – painted light pink walls
- Door width – maximum 70cms
- Width around bed – maximum 55cms
- Double bed mattress height 61cms Divan draws available
- Central Pendant light and 2 bedside lamps
- Chest of draws for storage

### **Bedroom 3**

- First floor
- Accessed by upstairs hallway
- Brown carpet – painted light pink walls
- Door width – maximum 70cms
- Single bed mattress height 60cms space under bed height 26cms
- Central Pendant light and 1 bedside lamp
- Chest of draws for storage

### **Garden**

- 2 slate patio areas each accessed by a shallow step from the garden pathways
- Garden pathways minimum 75cms wide
- Wooden garden furniture – large table with 2 chairs with arms and bench with arms
- 4 Easy chairs with low arms.

### **Access to further grounds**

Via a metal gate at the end of the shared driveway with 1 step

## **Buzzards Swoop**

### **Parking**

- Parking is provided for a maximum of 2 cars within a dedicated stoned parking area at the end of the cottage garden – 11.5m from the front door via a 90cms wide gate with either 2 shallow steps or 1 large step down to cottage level.
- Sloping concrete pathways lead through the patio garden to the cottage minimum width 75cms
- A spotlight light is located to the left of the front door.

### **Entrance**

- Double doors are accessed by 1 step– door width single door 66cms double door 132cms

### **Flooring**

- |   |                   |
|---|-------------------|
| • Hallway, garden room, lounge, kitchen and dining area | Smooth grey slate |
| • Stairs to first floor                                 | brown carpet      |
| • Bedrooms  | brown carpet      |
| • Bathroom  | pine wood         |

### **Decoration**

All rooms are painted light green

### **Garden room**

- Direct access from double doors entrance
- Smooth flat grey slate flooring
- Spotlight
- low back canvas seating with arms
- Low level coffee table

### **Lounge**

- Accessed from the garden room
- Door width maximum 70cms
- Smooth grey slate flooring with red/brown rug
- Standing lamp
- 2 high backed armchairs
- 1 high based leather sofa
- TV with subtitles and remote control
- Minimum 70cms width between furniture but can be moved as required

### **Dining area**

- Accessed from the lounge area



- Smooth grey slate flooring
- Pendant light with table lamp
- White table to height 72cms with 4 chairs (no arms)

### **Kitchen**

- Accessed from the dining area
- Smooth grey slate flooring
- Spotighting and Extractor fan light
- Work surface level 88cms
- Dropdown oven with integrated grill– opening height 26cms
- Gas hob – 89cms
- Side opening microwave – opening height 104cms
- Open and enclosed shelving from 22cms to 160cms
- Fridge/Freezer – freezer opening to 83cms, fridge opening from 83cms to 168cms
- Sink – 1 bowls with drainer & Hot/cold mixer tap
- Cordless kettle revolving 360 degrees

### **Cloakroom**

- Ground Floor
- Accessed from the kitchen
- Door width – maximum 65cms
- Toilet – height to top of seat 43cms

### **Stairway**

- Maximum width 80cms with handrail
- 12 steps in a straight line
- Brown carpet
- Pendant light at the top and bottom of the stairs

### **Bedroom 1**

- First floor
- Accessed by upstairs hallway
- Brown carpet.
- Door width – maximum 70cms
- Width around bed – maximum 50cms
- Double bed mattress height 55cms space under bed height 25cms
- Central Pendant light and 2 bedside lamps
- Wardrobe and chest of draws for storage
- TV with subtitles and remote control

### **Bedroom 2**

- First floor
- Accessed by upstairs hallway
- Brown carpet.
- Door width – maximum 70cms

- Width between beds – maximum 45cms
  - Single bed mattress height 67cms      No space under bed
- or
- Twin beds Bed 1 mattress height 67cms space with under bed height 36cms
  - Bed 2 mattress height 66cms      space with under bed height 35cms
  - Central Pendant light and 1 bedside lamp
  - Wardrobe with built in draws for storage

### **Bathroom**

- First floor
- Accessed by upstairs hallway
- Pine flooring with pale green walls and tiles
- Door width – maximum 70cms
- White pedestal washbasin with separate hot/cold taps - height to bowl 82cms
- White toilet – height to top of seat 43cms
- White bath with separate hot/cold taps – height 56cms
- Shower with preset mixer over the bath and shower curtain
- Slip mat provided
- Central covered light

### **Garden**

- Slate patio area
- Wooden garden furniture – circular table with 4 chairs (no arms) and bench with arms

### **Access to further grounds**

Via a metal gate at the end of the parking area with 1 step

### Contact information

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Grid reference: Latitude: 50.414644    Longitude: -2.680664

*Prepared by Lisa Herbert – 14<sup>th</sup> February 2017*