



OLD GRANARY: ACCESS STATEMENT

Access Statement for:

The Old Granary (part of Church Farm Country Cottages Ltd.)

Introduction:

A stunning converted barn set in a peaceful countryside location, this detached barn is 3/4 mile from Church Farm along a country lane. It has its own private driveway with plenty of parking. The property has a well equipped country style kitchen with an Aga, a dishwasher and a large american style fridge freezer with an ice maker and iced water dispenser, comfortable living room and dining hall to seat all residents. There is one twin room downstairs and two twin rooms upstairs.

There are two double bedrooms upstairs, one with an en-suite bathroom. There is a shared bathroom upstairs with a bath and shower above. A second downstairs toilet is available near the lobby of the house. This property is perfect for a family get-together who would like to explore the nearby area and its many attractions. It would also make an ideal base for a Hen Party to enjoy the activities in the nearby countryside as well as the vibrant, cultural and beautiful city of Bath.

Pre-Arrival:

We have information and images on our website, www.churchfarmcottages.com.

For enquiries call 01225 722246 or email: stay@churchfarmcottages.com

SMS Text: 07831 421427

A frequent bus service is available with buses running approx. every thirty minutes throughout the day. The nearest bus stop is 500 metres from Church Farm. Online pre-delivery of groceries etc. can be arranged through www.tesco.com.

Bradford on Avon is 2 miles and Bath 5 miles.

Arrival & Car Parking Facilities:

All surfaces at the Old Granary are level with either tarmac, gravel over tarmac or paved areas. Car parking for is ample for all guests. Wheelchair access can be made through any of the front doors (main, kitchen or lounge doors). The managers, Steve and Trish Bowles, live ¼ mile down the lane at Church Farm but will be happy to show you in and be of assistance when necessary. There is assistance available for luggage on request. The outside areas are well lit at night.

Main Entrance, Reception and Ticketing Area

The main entrance to the owner's residence is behind the cottages at Church Farm by a water feature. There is a covered porch here by a door with tourist information available. Additional keys to cottages are available on request.

Public areas – Halls, Stairs, Landing Corridors

There is a small ledge when entering the house but all ground-floor accommodation is level. There is also a downstairs twin room for those who do not wish to climb the stairs. There is one set of stairs in the hall which leads to an upstairs landing that leads to all other bedrooms and bathrooms. All public areas at Church Farm are level which include the indoor swimming pool building, laundry room, games room, changing room and pool toilet.

Swimming Pool

The pool can be entered by 4 steps of standard height (with handrails on both sides) to a water depth of 1 metre at shallow end. The deep end is 1.2 metres. The pool measures 12 metres by 5 metres and there is a handrail around the perimeter. It is usually around 30 degrees centigrade in water temperature. There is a level entry shower in the pool area.

Landscaped/ Patio Areas

The garden area is all on one level with a raised area and a small slope, where the water feature sits. In front of the house is a paved patio with garden furniture and grass surrounds it. To one side, is a gravelled area with a water-feature.

At Church Farm there are steps, but they can easily be avoided.

Public area - Sitting Room, Lounge, Lobbies

Please see our website for further information and photos.

The lounge area is accessed from either the dining hall or the kitchen and has 3 large suites seating up to 10 people with a large Sky TV, a woodburning stove and wide patio doors.

Restaurants/ Dining Area

Not available on site however the village pub, the Seven Stars, is approx 1 mile from the Old Granary with a pavement footpath with dropped kerbs. The pub has accessibility with the exception of a small step before the entrance door. There is a beer garden with outside seating. The family farm shop is also close to the Old Granary and can be walked to across the fields. They have a very accessible open-plan shop and cafe suitable for everyone. For other restaurants and recommended pubs see our Guest Information.

Laundry

Level access to laundry room with own washing machines and tumble drier. Sink for washing clothes available at standard height.

Shop

There is a village shop approx. 1 mile from the Old Granary. This has level access with some dropped kerbs. Access to the shop is via a ramp with handrails.

Leisure Facilities

The Set-aside room at Church Farm is the games room which accesses the corridor leading to the indoor pool, changing room and toilet facilities.

Please see public area for details of indoor swimming pool.

Bedrooms and Sleeping Areas

All bedrooms have a carpeted floor with either a single or double bed. There is one twin downstairs bedroom with access to the downstairs toilet, all level entry. The television has Sky text, a DVD player and Sky+ which can be operated with a remote control. Wi-Fi internet access available in the Old Granary.

Self-Catering Kitchen

The kitchen is well-equipped with an Aga, an American-style fridge freezer and furnished at the standard dimensions. Please see the website for images and further information.

Contact Details:

Church Farm Country Cottages

Church Farm

Winsley

Bradford on Avon

Wilts

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Tel: 01225 722246

Email: Stay@churchfarmcottages.com

Website: www.churchfarmcottages.com

Open Hours:

The house office is open each morning between 9.00 - 1.00pm

Emergency Number: 07831 421427

Local Carers: Please see Yell.com

Local Public Transport Numbers: Please see Directory Enquiries

Equipment Hire Companies: Please see Directory Enquiries

Accessible Taxi Numbers: Ashley Cars - Tel 01225 868111

Future Plans:

Contact Details:

Trish and Steve Bowles

Tel: 01225 722246

Email: Stay@churchfarmcottages.com