

## **Accessibility Statement Courtyard Barn**

### **Pre Arrival:**

A few weeks prior to your arrival we will supply the following information:

Detailed directions

Information on local shops, pubs and restaurants.

What you will find supplied at Courtyard Barn.

Child and baby equipment available to borrow

### **Mainline Trains:**

Templecombe 3 miles taxis will need to be booked

Yeovil Junction – 15 miles – Taxis readily available here

Castle Cary - 10 miles taxis will need to be booked

### **Arrival and Car Parking**

From the lane there is a large courtyard which can easily accommodate four cars, parking is at the top end. From here access to the front door is through a gate 1050mm with two small steps to the gate of 80mm and a metre further on one of 50mm. There is a paved level area to the front entrance of the property. At night there are lights with sensors to illuminate this path and the parking area.

## **Ground Floor**

### **Main Entrance**

The front door is hinged on the left, half glazed and is 710mm wide 2.00 metres high with a 5cms step leading into the hall with a doormat

### **Public Areas - Hall, Stairs, Landing, Corridors**

The hall corridor is approximately 1.65 metres wide and 5 metres long and the floor is made of wood. The hall way lighting is a mixture of daylight from a skylight and artificial light from overhead and a table lamp on a chest. On the right is a 90mm step leading to a left hinged half glazed door width 700mm opening onto the lounge

On the left is a door width 700mm right hinged opening inwards to a shower room/toilet

At the end of the hall is another left hinged half glazed door width 700mm opening inwards to the kitchen diner. Leading from this end of the corridor and on the right

are the stairs leading to the first floor. The width of the stairs is 760mm and the rise is 18cms a step. There are two steps then a 90 degree right angle turn with 9 more steps. There is a cupboard under these stairs

Upstairs there is a corridor, 1 metre wide joining up two double bedrooms with a bathroom at the centre point.

## **Kitchen and Dining Area**

The kitchen and dining area are open plan 7.21 m x 2.73m and accessed by a left hinged half glazed door width 700mm opening inward from the hall way. There is a sink, dishwasher and washing machine along a 2.7 metres wall with windows above the sink, at right angles to this wall for 4.2 metres is another work surface incorporating cupboards, cooker and induction hob. The work surfaces are granite being 920mm high and 600mm in depth. The flooring is slate.

The kitchen is well equipped with an American fridge/freezer, microwave, dishwasher, washing machine, induction hob and electric oven. At the other end of the room is an oak table with six oak padded chairs.

## **The Lounge**

The lounge 4.82m x 4.46m and is accessed by a left hinged half glazed door width 700mm opening. The lounge has a large flat screen TV, two three seater leather sofas, log burner and adjustable lighting.

## **Downstairs Bedroom**

The downstairs bedroom 3.77m x 3.36m is accessed from the kitchen with a 710mm door hinged on the left. On the opposite side of the bedroom a 610mm wide door gives access to the en suite bathroom.

## **Downstairs Shower Room**

A 700mm door leads to bedroom 4 4.6m x 3.2m, there is a small step 60mm approximately 1m from the door inside the bedroom, a 750mm door leads to the shower room the shower has 250mm up stand a 850mm high wash basin and a 400mm toilet.

## **First floor**

### **Bedroom 1**

A 710mm door leads to the bedroom which is 4.58m x 3.98m in size. 300mm from the entrance the floor level rises 40 mm with a small step. The door is

hinged on the left The floor is wooden and there is one cross beam with 1.95 metres head clearance. The beds are 500mm high, and are zip and link providing a single super king or two full size singles.

### **Bedroom 2**

A 740mm door leads to the bedroom which is 4.29m x 4.13m in size. The floor is wooden and there is one cross beam with 1.92 metres head clearance. The beds are 500 mm high, and are zip and link providing a single super king or two full size singles.

### **Upstairs Bathroom**

The bathroom is off the hall with a 660mm entrance width. The ceiling slopes to the right from a height of 1.95 metres to a height of 1.05 metres. The toilet seat is 44cms high and the sink height 850mm. The bath is 1700mm long, 600mm high, 700mm wide. There is a hand shower attachment.

### **Grounds**

Immediately at the rear of the property accessed from the kitchen by double patio doors is a level paved patio with, during summer months, a barbeque and garden tables and chairs. 2 garden benches available all year. The lawned area is on a gentle slope adjoining the patio. The garden is enclosed.

For more information or any questions please contact by phone 01963 371329 or e-mail: [tanya@loisbarns.co.uk](mailto:tanya@loisbarns.co.uk)