

Access statement for

LITTLE BLACK BARN

Carpenters Road Brading Isle of Wight PO36 0BB

Introduction

Self catering property all on one level. Farm barn converted in 2010. Access from three sides.

We have tried to provide as much information as possible but if you have any queries please contact us. We look forward to welcoming you.

Pre-arrival

- * We have a website which is available at: <http://www.hillfarmbrading.co.uk/>
- * Bookings/Enquiries can be made via phone, email or online booking form from our website.
- * The nearest bus is 600 mtrs from the bottom of the lane.
- * The nearest train station - Brading is 2 miles away. The No. 2 & 3 buses leave Brading Bull Ring for 'Rowborough Corner' stop which is 600 mtrs from Hill Farm
- * Ryde transport interchange is approximately 3.5 miles from here taxis are available.
- * We offer wi-fi so that you can arrange for online shopping to be delivered from local stores.

Arrival and car parking facilities.

- * Luggage can be unloaded at the front of the building.
- * Parking for 1/2 cars at the side of the property.
- * The entrance has gravel path very gently sloping up to the front door.
- * Parking is within 6 metres of the front door, if required.
- * There is access to the South & East facing double doors via a raised decked area accessible from car parking area by 2 steps Width 1200mm Depth 500mm Height 80mm.

Main entrance and reception

- * The front door has a threshold strip Width 800mm Height 15mm and is hinged on the left. The door width is 840mm and height 1970mm
- * Inside the front door is a hall, width 1150mm length 3100mm. Leading from the hall on the right is a door width 840mm leading to the public area. At the end of the hall on the right is the double bedroom, door width 840 mm and on the left is the twin room, door width 840 mm.
- * All sockets are 550 mm from floor. Switches 1050 mm from floor. Underfloor heating throughout.

Public areas - general

Leading from the hall is the public area lounge/diner width 5000 mm length 4000 mm. Lounge has one 3 seater leather settee with seat height 500 mm 2 arm chairs seat height 500 mm. Dining table is a circular pedestal, height 770 mm with underspace 745 mm plus 4 chairs seat height 480 mm. Leading to the kitchen width 2400 mm length 3000 mm comprising fitted worktops to 3 sides with top height 930 mm. Top cupboards 450 mm from worktops.

Double Bedroom

Accessed from hall. 3000 mm width, 2400 mm length 132mm (4'6") double bed 660 mm height from floor. Two bedside cabinets top height 730 mm. Double doors 1200 mm width outward opening to decking.

Leads onto ensuite bathroom 1830 mm width x 1730 mm long. Bath height 550 mm basin 850 mm high, toilet seat height 420 mm Built-in wardrobe 900 mm wide.

Twin Bedroom

2350 mm width 3500 mm length with twin beds 900 wide x 2000 mm long, height 630 mm. One bedside table, top height 730 mm one wardrobe 850 mm wide.

Leading to ensuite shower room 1300 mm wide 1200 mm length shower cubicle 900mm square with cropped corner. Basin height 850 mm. Toilet seat height 420 mm window 1060 mm from floor.

Grounds and garden

Decked area to the East and South 13000 mm x 3000 mm The remaining curtilage is closely mown lawn approx 15000 mm x 4000 mm with the exception of the aforementioned car parking area width 5000 mm x length 8000 mm. The lawn/parking area is divided by a wall with 2 steps 1200 mm width 80 mm high. The front garden is approx 18000 mm x 6000 mm.

Additional information

Emergency Action Plan and Useful Numbers folder in TV cabinet drawer

Good mobile phone reception

WiFi available.

May 2015