Access Statement for Lavender Barn

Lavender Barn is a beautifully renovated barn for five people, tastefully furnished to provide luxury accommodation and all modern amenities to ensure a comfortable stay at any time of the year.

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

Pre-Arrival
Bookings and enquiries can be made via email, phone or via our web page.

Arrival & Car Parking
Lavender Barn has a private gravel driveway that leads directly onto the lane.

Entrance to the Cider Barn
The barn entrance is down five slate steps each approximately 23cm high and 90cm wide. The front door has an access width of approximately 84cm. The door is hinged on the left with a threshold bar.

Downstairs Cloakroom
Level access from the main hall. Wash basin 84cm high. Minimum space between toilet and door 64cm.

Living Area
Open plan with solid oak flooring throughout. Furniture is moveable and non feather cushions are provided. Seating comprises one 3 seat sofa and two armchairs. Free space in front of sofa is 40cm to the coffee table, but this can be varied according to guest requirements. Log-burning stove with door lockable by handle. Handle 71cm from floor level. Flat Screen TV with built-in DVD player/CD/Radio provided with remote controls. iPod dock with speakers provided. French doors to garden 137cm wide.

Self-Catering Kitchen & Dining Room
The kitchen and dining room have a level access from the living area. Flooring is of slate. Oven door is drop-down, Height of lowest shelf 45cm. Grill height is 65cm. Solid oak worktops are 94cm high with cupboards under. Hob is built in to worktop and is 94cm high. Sink is 94cm high with built in cupboard under. Microwave with side opening front door on top of work surface 94cm high. Electric kettle on worktop 94cm high. Free-standing frost-free fridge freezer located in larder cupboard. Highest shelf in fridge 160cm and lowest drawer in fridge 95cm. Highest drawer in freezer 70cm and lowest drawer in freezer 34cm. Minimum 87cm free space between worktops. Evenly lit kitchen with spotlights above work surfaces where required. Integrated side-opening washer-dryer beneath stairs. Door height 46cm to handle. Integrated front loading dishwasher beneath worktop. Drop door and pull-out shelves. Lowest shelf 45cm, highest shelf 77cm. Good contrast between floor, cupboards and other surfaces.

Ground Floor Single Bedroom
Level access from hallway. Bed 92cm wide, 210cm long and 45cm high. Chest of drawers height 100cm. highest drawer 85cm, lowest drawer 21cm. Wardrobe with hanging rail 200cm high. Mirror on wall with shelf 123cm from floor level.

First Floor:
Accessed via solid oak stair case of 12 stairs. Staircase 72 cm wide. Handrail on one side. Wooden stair treads averaging 19cm high, 25cm deep and 72cm wide.

Master Bedroom
The bedroom has an opening window 81 cm from floor level. A non-feather duvet and four king-size pillows are provided. Sheets, duvet covers and pillow cases are pure cotton. Bed length 210cm, width 153cm, height 75cm, Free space to left of bed 95cm, free space to right of bed 75cm. Free space to front of bed 95cm. Bedside table to each side of bed, height 62cm. Chest of drawers height 86cm, highest drawer 74cm, lowest drawer 24cm. Built-in wardrobe 64cm wide with automatic light.

En-Suite Shower Room
Level access from the master bedroom. Wash basin 84cm high. Minimum space between toilet and towel rail 50cm. Shower door opening 42cm wide. Shower controls 98cm above floor level.

Twin Bedroom
The bedroom has an opening window 84 cm from floor level. A non-feather duvet and two pillows are provided for each bed. Sheets, duvet covers and pillow cases are pure cotton. Bed length 210cm, width 92cm, height 75cm, Free space to side of beds 116cm. Bedside table to side of bed, height 62cm. Chest of drawers height 100cm, highest drawer 85cm, lowest drawer 21cm. Built-in wardrobe 74cm wide.

Main Bathroom
Level access from the landing. Wash basin 84cm high. Minimum space between toilet and wall 102cm. Bath 57cm high, 1700 cm long and 68cm wide with shower over and glass shower screen. Shower controls 100cm above floor level.

Grounds and Gardens
Lawned garden with herbs, shrubs, perennial plants and trees. Terrrace covered in slate chippings to front of barn. Garden table and six chairs. Gas barbeque. Lockable shed with one step up to access door.

Shop
Nearest available is the post office stores in village, approximately half mile away along country lane.

Additional Information
Light switches and power points at normal height and easily accessible from standing position. Mobile phone reception varies according to service provider.

Contact Information
Proprietors: Paul and Nicola Brooks
Address: Bryally Barn, Chapel Amble, Wadebridge, Cornwall PL27 6EP.
Telephone: 01208 841063
Email: reservations@bryallybarns.com
Website: www.bryallybarns.com
Hours of contact: 24 hour answering machine

We welcome your feedback to help us continuously improve. If you have any comments please phone 01208 841063 or email reservations@bryallybarns.com