



## Access Statement - Barnfield Oast Self Catering Cottages

### Oast Cottage and Orchard Cottage

Our intention is to ensure that all our guests, including those with disabilities older people and children experience a warm welcome throughout their stay. We will do our best to make the properties accessible within the limits of the site and of the building. Please contact us if you have special requirements to make sure the properties are suitable for your needs.

#### Introduction

**Oast and Orchard Cottage** are attached cottages and are part of Barnfield Oast which has the appearance of a large Barn but it was a 'modern' Oast house when built in the 1950's. The approach is just ½ mile up a traditional leafy lane on the brow of the hill so the views across the valley are lovely. The drive and parking area are hard surface; there is access for cars to stop outside the front doors for easy unloading of luggage. There is parking for one car adjacent to Oast Cottage for the less mobile if required. All other parking is in a designated car park with entrance to the Cottages through the Garden, this is paved and there are steps to the Cottages from the garden. Pir lighting at night.

**Oast Cottage** has a ramp to the front door (3cm threshold) and wider doors (76cm clearance) to the living area and downstairs bedroom for wheelchair users and a downstairs twin bedroom with a spacious bathroom across the corridor with support rails and a bath board is supplied. Taps are easy to operate. Non slip bath and shower mats are supplied. We have welcomed several guests using wheel chairs but we do not have a Tourist board rating for people with mobility concerns. These guests have always had a carer with them.

**Orchard Cottage** has steps to the front door so is not accessible to wheelchair users and persons unable to climb steps.

Both cottages have Twin bedrooms on the ground floor, family bathroom with laundry equipment (Washing machine and tumble dryer) and open plan living room with Kitchen Dining area and comfortable sitting area.

On the first floor is a Double Bedroom (King size Bed) with en-suite shower room in both Cottages and Orchard Cottage has an additional twin Bedroom upstairs this room is fitted with a black out blind to the Velux type window.

#### Pre arrival

Please access our Website bookings can be made by email fax or Phone [www.barnfieldoast.co.uk](http://www.barnfieldoast.co.uk) please let us know if you require a Booking Form in larger print.

If you require Supermarket food delivery please give the postcode TN3 8NA for Sat Nav location please note this is not our postal address post code.

Excellent local general store is ½ mile away open early to late.

Directions to supermarket are in the Cottages. Tesco is 5 miles.

Bus stop location is in the Village of Lamberhurst ½ mile away. Buses are infrequent to Tunbridge Wells and Wadhurst.

Nearest Train station is Frant Station 4 miles. Probably the best train station for London (45 to 50 mins) is Paddock Wood Station (6 miles)

#### Arrival

Arrival time is from 3pm information on directions and keys to the house are supplied on receipt of full payment.

## General

Owners are contactable by email Telephone and Mobile they live on site so are available for queries throughout your stay.

The Cottages have oiled fired central heating controlled with a thermostat in the Hall most radiators have thermostatic valves.

Duvets and Pillows are high quality microfiber or hollowfiber all mattresses have protectors.

Linen on the double bed is all 100% Egyptian cotton other beds are quality polycotton. Payphones accept incoming and outgoing calls. Calls to emergency services are free.

Smoke alarms are in the hall ways upstairs and downstairs

Teletext on Freeview television allows subtitles to be shown.

There is WiFi internet for your computers.

Please do not smoke in the properties as this improves the environment for all Information about the property and the equipment is supplied in a folder and other emergency information.

All bedrooms are carpeted. Hall ways and living area has striped pine flooring Plug in moonlight lights are supplied.