

Fletchers Combe Farmhouse - Access Statement

Introduction

Fletchers Combe Farmhouse is part of a 200 year old farmstead and is a self catering property sleeping up to 8 guests in 4 bedrooms. The property opened as self catering accommodation in April 2012 but is originally several centuries old with Victorian re-modelling.

This access statement is best read in conjunction with the layout plans and room photographs on our website at www.fletcherscombe.co.uk

Pre-arrival information

Contact by email, telephone, mail and through website is all available and full information on local facilities and opportunities is available in the property for visitors. We have a number a fact sheets on catering/provisions, dogs and ideas for activities which give additional information and can be downloaded as pdfs. There is WIFI internet in the property.

Parking and external access

Sloping driveway through farm style gate leads to yard with parking for 6 cars or more. Pedestrian gate (1100mm) opens on to cobblestone curved path (8m) to front door. Slate doorstep (30mm lip) and wooden door (850mm) with 110mm threshold step up.

Entrance hall

Slate flagstone floor with cream walls and halogen lighting. Doors off to living room (left 850mm) and dining room (right 850mm). Glazed vestibule door at end (700mm)

Living Room

Slate stone flagged floor with loose rug. Cream painted window alcove with window seat. Walls blue/green with dimmable incandescent wall lights. Wood burning stove in fireplace recess with halogen lights. Sofa seating for 8.

Kitchen/Dining room

Kitchen. AGA oil fired cooker with main oven at 500mm and 2 hobs at 900mm. (Not operated in summer/hot weather). Gas/Electric cooker with 4 gas ring burner at 950mm and electric oven at 320mm. Fitted worktop with storage cupboards and front loading dishwasher below and left hand drainer sink at 960mm. Microwave, toaster and kettle on worktop. Under counter fridge. Halogen dimmable lighting. Soft yellow walls. Light brown quarry tiled floor and door out to passage (860mm).

Dining Room. Light brown quarry tiled floor with soft yellow walls. Dimmable incandescent wall lights. Oak plank dining table at 770mm with cottage chairs at 500mm for 8. Desk and chair and dresser. Armchair(s) either side of fireplace.

Back passage.

Light brown quarry tiles with painted walls and incandescent lighting. Door to outside courtyard (850mm) Door to wet room (850mm)

Utility Room.

Light brown quarry tiles with white walls and incandescent lighting. Belfast sink and drainer with washing machine under. Free standing Fridge /freezer. Door to wet room (700mm)

Wet room.

Light brown quarry tiled floor and white walls with under floor heating. Basin at 840mm. Halogen lighting and manual mixer shower. Toilet.

Stairs to first floor

Bare wood with cream walls. From bottom 5 steps x 820mm wide with 250mm treads and 195mm risers then 4 x 1/4 turn treads with min 30mm and max 500mm treads. Half landing then 2 steps x 1000mm wide with 250mm treads and 195mm risers. Handrail to left at between 730 and 830mm height. Landing with bare boards, loose rug, cream walls and halogen lighting.

Bedroom 1

Bedroom with 800mm doorway and king size bed (5'6"x6'6" 1700x2000mm) at 680mm with over 1000mm transfer either side. Bare wood boards with rug. Light green walls with halogen dimmable lighting and sash window. Door to en suite shower room (680mm). Table lamps.

En Suite Shower Room

Shower cubicle with 670mm wide door and 180mm lip. Fixed thermostatic shower rose.

Bedroom 2

Bedroom with 850mm doorway and double bed (4'7"x6'2" 1370x1890mm) at 600mm and 400mm transfer either side. Bare wood boards with rug. Cream walls with incandescent lighting and sash window.

Bedroom 3

Bedroom with 800mm doorway and 2 single or zip link king size double beds (each 3'x6'4" 920x1940mm) at 820mm with over 1000mm transfer either side. Bare wood boards with rug. Light grey walls with halogen lighting and sash window. Table lamps.

Bedroom 4

Bedroom with 800mm doorway and double bed (4'6"x6'2" 1380x1900mm) at 580mm with 400mm transfer either side. Fitted carpet. Terracotta walls with incandescent wall lights and casement window. Hand basin at 820mm. Table lamps.

Bath/Shower room

Door from landing 800mm with island roll top bath at 600mm height, 500mm wide and 1660mm long. Hand held shower attachment. Toilet seat at 440mm. Basin at 850mm. Shower cubicle with 670mm wide door and 180mm lip. Fixed thermostatic shower rose. Green walls and casement window. Halogen lighting.

Outside

Door from back passage leads to gravelled courtyard and 2 x slate slab steps down (360mm treads/220mm risers). Gate to paddock garden 920mm after step down 220mm. Level access to parking area via farm style gate. Stables games barn (2x 50mm sills and 980mm doorway) which has table tennis/football pool table and darts. Off parking area is storage for wood/kindling and recycling/waste bins.

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