

Fletchers Combe Barn - Access Statement

Introduction

Fletchers Combe Barn is part of a 200 year old farmstead and is a self catering property sleeping up to 14 guests in 7 bedrooms. The property was originally converted in the 1980s and then remodelled as self catering accommodation opening in July 2002. The property is reverse level with six of the seven bedrooms on the lower ground floor.

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

Parking for 7 cars is 20 metres from the front door down a gentle slope of the lane and on hard standing. There is space to load and unload outside the bike shed but this area is to be kept clear at other times for access by Fletchers Staff.

Entrance hall The front door is accessed from slate entrance steps. Step up from lane 130mm and step to front door 160mm with threshold bar of 30mm. Front door width 830mm. Inside lobby has

a quarry tiled floor and small cloakroom off with 620mm door. Halogen lighting with off white paintwork.

Kitchen/Dining room

Level access to kitchen through doorway 600mm wide. Kitchen with 930mm worktop height. Dark stained plank wood flooring. Appliances - 1 x fridge free standing, 1 x built in under counter freezer, 1 x under counter dishwasher, 1 x under counter washing machine, 1 x under counter bottle cooler, 1 x Rangemaster cooker with 5 gas burners at 910mm high, griddle plate and wok cradle. Electric grill at 730mm. 1 x electric oven with handle at 550mm. 1 x electric fan oven with handle at 730mm high and storage drawer under. On counter/worktop - combi grill/microwave oven, toaster and kettle. One and a half sink unit with mixer tap. Crockery and utensils all stored in under counter drawers and cupboards with one utensils pot by the cooker. Glassware in separate small dresser and food storage in full height built in larder store and other under counter cupboard. Kitchen units in cream with wood stained worktop.

Beyond kitchen are bookshelves and bluetooth dock.

2 steps down (200mm each) to living area. Wood burning stove on slate plinth. Wall mounted TV with Sky TV. Laminate flooring. Halogen spotlights and velux roof lights with casement windows to one side. Cream paintwork.

Back to entrance lobby and 2 steps down (220mm each) laminate corridor to dining room.

Dining room

Entered by 700mm doorway the dining room has a dark wood plank floor with loose rugs. Lighting by velux roof lights and casement windows with cream paintwork and halogen spotlights with side lamps. Dining table for 14 (plus additional 8 when used with a combined booking) with wood chairs. Lounge seating and flatscreen TV with Sky. Stereo CD/Radio.

Bedroom 1 (Rook)

Off sitting room to bedroom with 700mm doorway and king size bed with 600mm transfer either side. Fitted carpet, halogen spots and casement window. Ensuite bathroom with 630mm doorway. Bath with shower attachment and 530mm lip. Laminate floor and large velux window.

Staircase from sitting room to 3 lower ground floor bedrooms. 700mm wide carpeted staircase with 10 treads with 180mm risers and half turn. At bottom of stairs turn right to bathroom with 620mm door and bath with shower. Laminate floor and halogen lighting. Bath rim height 530mm.

Bedroom 2 (Moorhen)

Twin (or zip/link double) bedroom with 620mm doorway and 170mm step down. Casement window and 800mm wide door to terrace with 300mm step down. Carpeted. Wall and table lamps.

Back to carpeted corridor (700mm wide) and 210mm step down. Wall lights.

Bedroom 3 (Swallow)

Double bedroom with 620mm doorway and hand basin. Carpeted. Opening doors to terrace (980mm wide and 200mm step). Wall and table lamps.

Bedroom 4 (Fox)

Further along corridor to double bedroom with 620mm doorway. Carpeted. Opening doors to terrace (980mm wide and 200mm step). Wall and table lamps. Ensuite shower with 620mm doorway and sliding panel (500mm) shower cubicle with 270mm step up to tray. Halogen lights.

Back to main entrance hall corridor and carpeted staircase down (750mm) wide with handrail to one side. 10 treads with 200mm risers.

Bedroom 5 (Robin)

Step up (190mm) to double bedroom with 620mm doorway. Carpeted. Wall and table lamps with casement window and dark red walls.

Bathroom off corridor with bath and shower. Laminate floor and halogen lighting. Bath rim height 530mm.

Bedroom 6 (Merlin)

Twin (or zip/link double) bedroom with 620mm doorway and 170mm step down. Casement window. Carpeted. Wall and table lamps.

Carpeted corridor (860mm wide) with doors to terrace (1480mm wide) and 3 steps down (160mm risers) to bedroom.

Bedroom 7 (Otter)

Doorway 620mm to carpeted bedroom with queen size bed and high ceiling. Two casement windows and 920mm door to terrace with 130mm step. Wall and table lamps. Ensuite shower with sliding panel (500mm) cubicle and 260mm step up to tray. Halogen lights and laminate floor.

Outside

Access from the property is by the 5 doorways from bedrooms/hallways already described and from the entrance hall corridor which has 4 x 200mm treads down to a 800mm doorway and 200mm sill to top of slate steps. 7 steps down with 200mm treads to main terrace level. Terrace further descends in 4 steps to grassed lawn area. Garden is fenced and has a fenced stream running across far end. There is a children's play area with swings, slide and sandpit on a woodchip surface.

Opposite front door is storage for wood/kindling, recycling/waste bins and storage for 6 bicycles. Steps and slope lead to treehouse.

The games room can be found between the Barns Garden and the Farmhouse. This has Table Tennis, Table Football, Darts, and a Pool table.

Fletchers Combe 01548 821609/07717257076

fletcherscombe@btconnect.com

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