

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer to our guests.

Access statement for Stables Flat, Woodhouse Farm

Introduction

Stables Flat, Woodhouse Farm is located just outside the village of Richard's Castle, approximately 5 miles from Ludlow near the border of Shropshire/Herefordshire in delightful countryside. The property is all located on a level site and the flat is on the first floor and accessed by an outside staircase of 16 steps, each edged with anti-slip edging strip. There is one large double bedroom and a double sofa bed also available in the living area for alternative sleeping arrangements or guest bed.

There are working farm buildings next door under a different ownership, but with no animals and very rarely any activities and noise. We look forward to welcoming you. If you have any queries or require any assistance, please phone (01584) 831265 or email david@woodhouse12.plus.com

Pre-arrival

Enquiries and bookings can be made via email or telephoned as detailed above. We have full directions included in our brochure but for those with satellite navigation, the postcode of the property is SY8 4EU although we are actually situated 1/4 mile west of this. There is a Tourist Board sign at the gate.

The nearest bus stop is in the village of Richard's Castle approximately 1 3/4 miles away. The nearest railway Station is at Ludlow (5 1/2 Miles) and Leominster (7 1/2 Miles) away where there are accessible taxis

A welcome pack will be provided for you on arrival

Key collection, welcome and car parking

There is a car-parking space for one vehicle directly outside the property on a level hard standing area. A further vehicle could be parked nearby on the property if required. The key for the property is available for collection from the owners at the main house next door and they will show you round the property on your arrival. You can retain the key for the duration of your stay and returned to the owners when you leave.

Entrance to Property

The entrance is via the external staircase with handrail to the right. There is automatic outside lighting if you are arriving after dark. It can also be easily operated by a switch at the foot of the external staircase

Halls ,stairs, landings and passageways

The entrance door is wider than standard with an additional step into the flat. The flat itself is all level with no steps. The entrance door opens into a spacious fully carpeted living and dining area with kitchen, bedroom and bathroom beyond. There is a coat stand to the right of the entrance.

Sitting room/lounge

The entrance door opens into the living room and dining area, carpeted throughout and with a large window overlooking the garden to the front. The furniture comprises two double sofas, one which can convert to a sofa bed, coffee table ,television with freeview access, DVD player and electric warm air stove. There is a wellstocked bookcase and cupboard containing brochures, booklets and maps of this area. Storage heating is provided in this room.

Dining area

This is contained within the sitting room and comprises a circular dining table with four chairs, each with removable cushions. The area is carpeted as the sitting room. A smoke alarm is located in the sitting room /dining area.

Kitchen

This is a galley style kitchen with laminated wood flooring,accessed from the living room through an open doorway and separated from the bedroom beyond it by a door. The worktop is standard height as are all appliances. The sink has a mixer tap unit. The appliances comprise a kettle, toaster and microwave all located on work surfaces. There is an electric oven cooker, a fridge freezer and a washing machine. An iron, ironing board and vacuum cleaner are also supplied.

Bedroom

The standard width door from the kitchen leads to the fully carpeted bedroom with a king size bed. All bedding is supplied and non feather duvets and pillows are used. There is ample access to both sides of the bed and bedside cupboards with touch activated lamps to either side. There is a large window to the front of the room, again with views over the garden. Storage heating is supplied in this room also. The furniture comprises two cane chairs, double hanging wardrobe and dressing table with stool. The room is large enough to accommodate an extra bed for a child, if required (by prior arrangement). A smoke alarm is fitted.

Bathroom

This is accessible from the bedroom through a standard width door and has laminate flooring. There is a W.C, sink with hot and cold taps and a full size bath with shower overhead. There is also a heated towel rail and a wallmounted fan heater which can be activated from switches on the wall directly outside the bathroom. A non slip mat is provided for the bath.

Garden

The owner's garden is directly opposite the flat across the concreted driveway and through a small wooden gate with ramped access. There are garden table and chairs for your use as well as a small summerhouse. There is a rotary washing line available for guests use.

Additional Information

Once the property is accessed via the external staircase, the flat is all on one level.

Heating is provided by storage heaters in both living and bedroom. There is an additional electric heater in the living room, and a fan heater in the bathroom

Water supply is by a private borehole 43m deep. It is tested annually and has no impurities requiring treatment. Bottled water is provided as an alternative for personal use.

The property is non smoking throughout, although smoking is permitted away from the property

No pets can be accommodated at the property .

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