

Access Statement for The Garden Barn, Bodenham

Introduction

The Garden Barn is a newly constructed oak framed building completed in March 2008 and divided into 3 studio apartments. 2 self catering kitchens and one unit without kitchen for additional family and friends. Built within the owner's 4 acre small holding.

Can be seen at www.visitherefordshire.com . Our own website www.thegardenbarn.co.uk is currently under construction. It does however have our contact details and several photographic images.

Bookings and enquiries can be made direct by phone/e-mail or letter. Personal visits welcome prior to booking.

Once booking secured, all guests are provided with booking conditions, written directions to the garden barn (both of these may be provided in a larger size font if requested) and brochure. Should guests arrive by train or bus, we offer courtesy transport from Hereford or Leominster.

The nearest bus stop is one and a half miles away via a bridle path to Bodenham village. Bus stop situated near Post Office.

We are equidistant from Hereford city and Leominster town, approx 7 miles by car.

Shop mobility service: Hereford situated in Maylord Orchard car park, opening hours 6 days a week no Sundays or bank holidays. 9 to 4.45. Tel no: 01432 342166. Leominster: Morris Mews High St, opening hours Monday to Friday 10 am – 4pm, Sat 10 – 1 no Sundays or bank hols. Several taxi companies in both Hereford and Leominster
i.e.

A1: (01432) 268269: Hereford
Gold Line: (01568) 611100 Leominster

Arrival and car parking facilities

Each studio has its own private parking area 5m from the main door of the accommodation, additional space available at the rear of the property for up to 5 cars. More space available if required

Flint gravel surrounds the Barn except for paved pathways leading to the studio measuring 118 x 360cm long

There are external P.I.R. lights outside each studio with the addition of solar lights indicating planted area to side of path.

Paved steps leading to main entrance 118cm x 113cm x 15cms high. A ramp available if required.

Unless otherwise arranged, guests are met by the owner who will greet and give a short tour of studio and grounds.

Main entrance/reception

Main entrance to studio is through hinged full length glazed outward opening patio doors measuring 60 (x2) x 200cms. The key hole is on right hand door 95cm from ground. The doors open directly onto living area with kitchen in view at the rear of the studio. The bedroom area is immediately on the left through door for Orping on the right for Welsummer. The two light switches are on the left (Orpington) right (welsummer). First switch operates 3 fixed overhead spotlights on beam, second switch operates light directly over the bed. Inside each studio on the left there is a metal container with large umbrella for use by guests.

A larger door mat situated inside the doorway 90x60cm, all flooring on one level and made of pine wood.

Public areas – general (external)

Fruit orchard available for use by guests approx 1 acre, situated at far end of Garden Barn, entered via pedestrian gate. Other parts of small holding are occupied by various rescued animals to include Shetland pony, sheep and small flock of laying hens. We also have three rescued dogs as pets, which are not in contact with guests unless requested.

Public WC

Not available

Laundry facilities

No washing machines in the studios. Owner will allow guests use of machine by prior arrangement at a cost of £1 per wash to include powder.

Dining Area/ Sitting area

Situated near kitchen contains extending table measuring 50x90cm extending to 90x90cm plus 2 chairs with pads height from floor to seat is 46 cm additional chairs available if required.

Sitting area has 2 seater sofa with arms 180 wide seat 48cm from floor to cushion. Orpington has traditional style armchair 92cm wide 42 from floor to seat. Welsummer has padded wooden rocker armchair, with adjustable back support levels. Welsummer has low white side table next to settee.

Glass topped coffee table 68x68x48. Oblong mat under table measures 120x180cm. Each studio has 19" flat screen tv/dvd player/freeview with remote control

Oil fired thermostated radiator in both kitchen and bedroom.

Kitchen

Open plan with dining area. Worktop height 94cm, sink 94cm with cupboards underneath. 4 propane gas hob 97cm to top of hob, with extractor fan/light above, cupboards underneath. Gas bottle contained outside rear of property in purpose built metal storage. A microwave combination oven on worksurface. Two square glass lights also on worksurface. Built in fridge with small freezer compartment with adjustable shelves. A coconut mat in front of sink area measuring 102x60

Bedroom Area

Total bedroom area: 250x420

Welsummer: King sized bed (5ft), Orpington: Super King bed (6') 3ft x 2 singles if required. Bed height 62 cm

Non feather duvets and pillows provided. All bed linen 100% good quality cotton. Largest transfer space available, each side of the bed: on both left and right 115cm. Bed is movable, static headboard attached to wall. Largest free space between doors and furniture is 600x160cm which includes part of living area.

Bathroom door (oak in a cottage style) from bedroom area measures 77x108 cm. Latch 136cm from floor. Bed side cabinet each side each with 3 drawers. 43x41x60cm. Mirror on wall next to bed 48x117cm.

Bathroom

Orpington: Shower bath with plumbed in shower and pivoting glass shower screen. Shower has large round adjustable shower head, with the addition of small flexible shower attachment with hose 130cm long

Welsummer: As Above but with a static shower head, and normal type bath. Free floor space 150x197cm

Toilet with dual flushing system. Floor to seat 40cm. Distance to left of toilet 20cm to right 23cm. Flooring is travertine marble tiles, boxed in pipework acts as seating area with tiled top 190x40x33

Good colour contrast between walls, floors and furniture. Space under wash hand basin is free. Basin height 83 cm. Electric shaver point to left of basin on wall. Pivoting vanity mirror over washbasin. Chrome heated ladder towel rail with thermostat 77x57cm.

Grounds

There is a private area to the front of each studio 620x430cm. Orpington has garden bench and table. Welsummer has metal table and 2 chairs

Additional Information

Each studio has its own bbq situated by main entrance to studio. Sun lounger/chairs available on request for guest use.

A wide variety of local interest information and domestic information is available in each studio along with a selection of books and DVDs with playing cards and dominos.

Welcome tray consists of milk, sugar, tea, coffee and home made cake. Mobile phone reception varies according to service provider. In an emergency please ask to use house phone or if preferred nearest phone box is located near Englands Gate Public House approx. one and half miles towards Bodenham Village on main A.417

Studios have powder fire extinguishers and evacuation information. All smoke detectors are interconnecting. Please inform owner at time of booking if you are unlikely to hear the alarm.

The Garden Barn is strictly non smoking.

Dogs by prior arrangement only.

Contact Information

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Open all year