

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 all our guests/visitors.

Access Statement for Barley Cottage

Introduction

Barley Cottage is a single storey property situated at the entrance to our farm is an ideal property for families, couples or guests travelling on their own. In the 18th century it was used as an open cart store for the farm and has had several uses since then, before being sympathetically converted to a holiday cottage in 1995. Located in a downland village on our working arable farm, yet only a 20 minute drive to the city of Chichester makes the cottage an ideal base for enjoying the lovely areas within the South Downs National Park and also the South Coast and all the attractions it has to offer. We have 2 cottages both sleeping 4 guests. See separate Access Statement for The Old Stables.

We look forward to welcoming you. If you have any queries or require any assistance please phone 023 9263 1761 or email info@westmardenfarm.com.

Pre-Arrival

- For full details and maps of how to reach us please see the directions and contact section of our website. Alternatively you can plan your journey by car or public transport using www.transportdirect.info; simply enter your postcode and ours, which is PO18 9ES to get directions.
- The nearest mainline railways stations where taxis are available are Petersfield and Havant. Both are about a 15 minute drive from here. If you require an accessible taxi this can be booked in advance, (Petersfield Taxis 01730 220004) The nearest bus stop is at the bottom of the road (approx 180 yards from cottage). There is a shelter with seating. This service runs between Chichester and Petersfield. Countryliner is the operator and it is the No.54 bus. Please note that it

is a very infrequent service. For up to date information please telephone: 01483 506919 or see Countryliner website <http://www.countryliner-coaches.co.uk/timetables.asp>.

- The village pub is 75 yards down the road. The road does not have street lighting nor does it have a pavement. A torch is provided in the cottage for darker evenings in the winter.

Key Collection, Welcome and Car Parking

- Guests are almost always met on arrival and offered a familiarization tour of the cottage. If for any reason we are not at home then the key collection will have been advised in our letter/email when final payments have been received and acknowledged.
- Parking is available for 2 cars immediately outside the cottage. Level parking and a tarmac and paved area leads to the cottage door.
- The area is well lit with outside wall lights and a sensor light at night.

Entrance to Property

- Access to the cottage is through a single gate and paved right up to the door. One 6mm (2.5 in) ledge through the front door (750mm/29.5 in) to the hall.
- Thereafter all level, tiled hallway. First door through the hallway is 680mm/26.75 in. The corridor width is 940mm/37 in.
- Entrance well lit with recessed ceiling lights.
- The control for central heating is located in the hall in the cupboard, on the back wall. Guests are free to regulate this themselves and all radiators in the cottage are individually thermostatically controlled.

Open plan Sitting/Dining

- Sitting area has 2 sofas and a large matching tub chair. Height from floor to seat 410mm/16.25in and coffee table 480mm/19" height. One sofa has a side table with a table lamp.
- The floor is short pile carpet.

- Widescreen, wall-mounted TV with Freeview and DVD. CD player on bookcase.
- The dining table seats 6 comfortably and the clear space under the table is 710mm/28in. The chair height from floor to seat is 460mm/18in. The table has four chairs around it and one in each bedroom.

Open plan Kitchen

- The kitchen is open-plan and entered from the sitting/dining room.
- The flooring in the kitchen/dining area is all tiled and level.
- The kitchen units are 890mm/35in high.
- The door to the single fan oven drops down and is 700 mm from floor to handle
- The electric hob is set into the unit directly above the oven and is at 890mm/35in high.
- The kitchen is well lit with ceiling recessed spot lights
- The separate freezer is under 890mm in height..
- Glasses and crockery can be moved to lower worktop area if required.
- Cordless kettle rotating 360 degrees.
- Microwave on kitchen unit at 900mm height.
- All other appliances, such as dishwasher, washing machine/dryer and fridge are under unit and therefore below 890mm/35in in height.

Bedrooms

- Master bedroom is accessed from the open-plan sitting room and entered through a door 640mm wide. There is a 5ft king size bed, chest-of-drawers and wardrobe.
- 2 x Bedside tables 580mm/22.8in high both with bedside lamps with toggle switches.
- Windowsill height 710mm/28 in

- Floor is short pile carpeted with good colour contrast between floor, walls and furniture.

Bedroom 2

- Accessed from sitting room through door 640mm wide
- 2 x single beds 3ft x 6ft 3in.
- Chest-of-drawers.
- Wardrobe
- Bedside table with table lamp
- Floor short pile carpeted

Bathroom

- Bathroom access from hall door 650mm wide
- Floor tiled
- Shower over bath. Bath height 510mm/20 in, WC height 430mm/17in, Basin 800mm/31in. Bathroom storage unit under 800mm high.
- Good contrast between floor tile colour and wall colour.
- Good Lighting

Patio

- The patio area is all paved and has pots, window boxes and a small raised border planted with conifers. In high summer it is very colourful patio with cascading geraniums in tubs and window boxes; there's also a Virginia creeper plant along the length of the picket fence and earlier on in the season a flowering wisteria climbs the flint wall of the cottage.
- At the far end of the patio is a metal patio table and chairs with a parasol. It is here that the BBQ is available for summer rentals. Charcoal available locally in Rowlands Castle.
- Guests have the shared use of a large lawned and gated walled-in garden which is ideal for children too.

Contact Information

Address (Inc postcode):	West Marden Farmhouse West Marden Chichester West Sussex PO18 9ES
Telephone:	023 9263 1761
Email:	info@westmardenfarm.com
Website:	www.barleycottage.co.uk
Grid Reference:	SU7710013625
Hours Of Operation:	0800 - 2100 hrs
Local Carers:	www.carerssupportservice.org.uk
Local Equipment Hire:	Shop Mobility - East Pallant Car Park - Chichester Tel: 07932 802778
Local Accessible Taxi:	Petersfield Taxis Tel: 01730 220004
Local Public Transport:	Countryliner Bus No.54 Tel: 01483 506919