

Accessibility statement for Courtyard Barn

Name of holiday property: Courtyard Barn

Postcode: NR20 5QS

Approach to property

From the road onto a concrete driveway where at 15 meters you will need to stop at a black five-bar gate which opens from your left, lever inside, gate swings inwards to your right. Up concrete drive 50+ meters and report to the Office on your left.

Arrival

Once at the Office, either Richard or Victoria will show you to your parking area. There is sufficient parking for up to four cars. Parking from the Office is in the shingle courtyard directly in front of you. This is your parking area for your entire stay.

Main entrance

This has two steps up to the door, the door is 1 meter wide, and there is external lighting to the main entrance. To the side of the property there is a second entrance, also up two steps; this door is 1 meter wide.

To the garden side of the property there are double doors with access to a fenced garden opening doors are 2.0 meters wide. To the shingle courtyard there is a set of double doors leading into the main sitting room 2 meters wide opening for wheelchair access via a ramp.

There are also double doors leading from the bedroom hallway into the private courtyard where the hot tub is positioned along with a table and sun chairs and barbecue. All within a paved patio area.

Ground floor

Please note, 95% of Courtyard Barn is at ground floor level. All doorways are wide enough to accept wheelchairs with ease. There is one step from dining into sitting area, then one step down into the snooker room. All other rooms are on the same level. With the exception of the games room, which has radiators, all other rooms have under-floor heating.

Details of all rooms in this property

Entrance hall

Indian slate flooring, wall and ceiling spotlights. Stairs up to the only first floor room. Sockets at floor level, light switches at 1-meter height.

Red bedroom on the first floor

Very steep stairs, for the young and agile only. Twin room. All sockets are at floor level, with light switches at high level. Heating by thermal transfer from ground floor.

Utility room

Terracotta Flooring. Butler sink, work surface throughout, cupboards with cleaning stuff. Microwave, large fridge, freezer, heat exchanger (hot water and under floor heating) heating is automatic.

Rear hall

Terracotta flooring. Entrance from shingle courtyard. Coat hooks for many coats, floor level sockets, and meter high light switches.

Cloakroom/third bathroom

Terracotta flooring. 1200mm wide shower, complete with power shower, waist height full size sink and low level toilet, towel rail also. Light switch is pull cord.

Kitchen

Terracotta flooring. Island unit, dining table. Electric four-oven Aga. Dresser. Wall-mounted Freeview flatscreen TV. Fitted kitchen base units and wall units. Fridge and dishwasher fitted into base units. Well-stocked with cutlery, crockery, pots and pans. Kettle and toaster.

Dining room

Oak flooring, floor level sockets and wall switches 1 meter up. Dining table seating up to 10 people. An iPod docking station. 150mm step down into the lounge area.

Lounge area

Double doors lead out onto the securely-fenced lawned garden area with patio. Oak flooring. Very large Inglenook fireplace at the far end housing a Clear View woodburner with logs provided by request. All light switches are high level, with all sockets at ground level. Very comfortable, large sofas. Large flatscreen TV with Sky TV.

Games room

Carpet flooring and radiators. All light switches are high level, with sockets at ground level. A full size snooker table, complete with cues and balls. Large cupboard full of games and a large Jenga set.

Hallway

Oak flooring. Two meters in width, leading down to all the Ground Floor bedrooms. Light switches all high level, with sockets all at ground level. Airing cupboard housing the hot water tank and filtration system.

Green bedroom

Oak flooring. Twin beds. Comfortable chair. Set of drawers. All switches are at high level, with sockets at ground level.

Family bathroom

Marble flooring. Low-level toilet system. Bath with taps and shower attachment. Standard height sink. Towel rail. Pull cord light switch and high-level shaving socket.

Blue bedroom

Oak flooring. Twin beds. Built in double wardrobe. Dressing table. All switches are at high level, with sockets at ground level.

Purple bedroom

Oak flooring. King-sized double bed. Double sofa bed settee. Double walk-in wardrobe. Dressing table, Bedside cabinets. All switches are at high level, with sockets at ground level.

Master bedroom

Beech parquet flooring. Double doors, leading out to hot tub and barbecue area. This room has a super king-sized bed. High level light switches and floor level sockets.

Ensuite bathroom

Marble flooring, 800mm x 800mm shower cubicle with a power shower. High-level toilet system. His and hers sinks. A very large rolled-top bath with riser taps. Large heated towel rail. High-level shaver sockets.

Garden area

Very large grassed area with a patio area by the double French doors, a picnic table with six seats. Also a climbing frame and three swings for the children (for children under 6 years of age only) this area has a dog-proof fence so dogs stay on the property.

Patio area

Table and reclining chairs. Six person hot tub, with two 150mm steps up into it. Barbecue area, this is a charcoal fired type.

31 May 2015

Richard and Victoria Kerrison

Owners, Courtyard Barn