

1. Introduction

Whitcott Barn is a recently renovated Grade II listed stone built barn approached from the Whitcott Keysett/Mardu Lane road which leads into a private drive of gravel and unmade road. The barn has a patio to the front with private parking.

2. Pre-arrival

- We have a website showing some pictures of the local area, external building and the bedroom and living/dining room.
- Bookings and enquiries can be made directly from the website via email, telephone or by letter.
- All guests are provided with written confirmation of the booking, written details of directions to the barn, available in different sized font or in dyslexia friendly font.
- The local bus services are available via Shropshire Link with the stop some 50m away from the barn
- The nearest railway station is in Craven Arms some 9 miles
- The nearest RADAR toilet is in the car park at Clun Castle some 2 ½ miles away
- Taxi services can be arranged via Knighton some 6 miles away.
- This access statement is sent with all bookings and is held in the 'welcome file' in the barn.

3. Arrival and Pre Arrival

- The barn is located on private property with parking directly outside some 10m from the front door. The walk from the car to the barn is flat and smooth.

- The walk way has two low level remote controlled lights which are activated by movement from dusk through the night.
- Shropshire District Councils are responsible for local car parks which are free in Clun and pay and display in Craven Arms and Ludlow. Disabled car parking is available in all these public car parks.
- A basket and food and water bowl is available for a small dog located within the barn

4. Main Entrance & Reception

- The main entrance is via the front door from Mardu Lane/Whitcott Keysett entrance. The key for the property covering both the front door and patio doors is located in the barn on the day of arrival.
- The front door is x by x cm with the hinge on the right. The keyhole is x cm high. There is a small step of 2cm high x 17cm wide into the barn. This leads directly into the non slip ceramic tiled hall way 154 cm x 160 cm wide.
- There is a rubber and coir entrance mat outside the front door and a non slip mat inside the hallway.
- The hall way has two doors leading off, one into the kitchen area the second into the downstairs WC
- The door 75 cm wide x 190cm high, leading into the kitchen opens outwards with a right hand hinge; the light switch for the kitchen spotlights is on the left hand wall 110 cm high, as you enter. The non slip ceramic tiles are of contrasting colour.

- A 'welcome pack' is available on the work surface beside the cooker
- The 'welcome file' is held in the dining room on the ledge beside the dining table
- Afternoon tea is available on arrival set on the table in the dining area.

5. Public Areas- General and WC

- Not available

6. Self Catering Kitchen

- The kitchen has one door 190cm high x 75 cms leading into it from the hallway
- On the left hand side of the wall as you enter is the fire blanket and fire extinguisher at x cm high above the washing machine.
- The light switch is located on your left as you enter at 110cm high and this controls the spotlights which are located in the centre of the kitchen ceiling.
- A radiator is 87cm high and located on the wall to your right as you enter the kitchen
- You enter a 'U' shaped kitchen. The work surface is 92 cm high and 60 cm deep. The sink and the cookers ceramic hob are 92 cm high. The grill at 56 cm high and oven from floor to top is 54 cm high are below the hob at 92 cm high. A microwave is also available at 92 cm high

- An integral fridge freezer is available. The fridge is 110cm high, the 4 drawer freezer is below the fridge rising from the floor to a height of 110 cms, the ice box is 87cms high.
- Above the cooker is an extractor unit. The washing machine/tumble dryer is an integral unit with front opening door at 56 cm high.
- Standard catering crockery is located in the wall cupboards as are glasses and cups etc. Pots and pans and household cleaning materials are in cupboards located underneath the units, corner cupboards have rotating internal shelves for ease of access.
- The flooring is non slip ceramic tiles.

7. Laundry

- There is a front loading washer/dryer located beside the kitchen sink. The washing machine is 90cm high and 60cm wide.
- A drying rack and pegs is located in the storage area outside the ensuite shower room, this dryer can be used both outside on the patio and within the ensuite shower room in the barn.

8. Dining room and lounge

- The doorway from the kitchen into the dining/lounge area is 70 cm wide and 210 cm high, a small mat 60 cms x 45 cms of contrasting colour marks the change in floor type from tiles to wood.
- The light switch for this area is located on your right hand side on the kitchen wall at 110cm high, the twin light switch

controls both the dining room and living room lights which are 3 arm candelabras. The flooring is oak wood flooring.

- The doorway leads to the dining area where to your left is pine wood welsh dresser 76 x 150 x 30 cm wide, with 2 cupboards beneath, which rise to a height of 80cm. The cupboards contain the place mats, games and sewing kit.
- In front of the dresser to your left is a rectangular light oak dining table 120 cm x 76 cm x 78 cm and 4 chairs 40 cm x 36 cm x 44 cm high.
- There is a sage green short pile 80% wool contrasting rug in the centre of the living room seating area approx 180 cm by 120 cms
- Running along the back wall behind the table is a shelf 60cm h x 36 cm w x 270 cm where the welcome file is placed together with notepad and pens for your convenience. Additional lamp lighting is located here. A CD player and selection of CDs are also available for your convenience.
- To your right through the doorway from the kitchen is the living area with a 3 seated settee and upright reclining armchair. A standard lamp is on the left of the settee to aid reading.
- Small coffee tables are located at each arm of the settee, right table 49cm x 33cm x 48 cm high, left table 28cm x 30cm x 44 cm high.
- A small drinks table is located to the right arm of the reclining armchair 30 cm x 24 cm x 41 cm high.
- A small coffee table is located on the rug in the centre of the living room space 65cm x 44 x 34 cm high.

- French doors with a lock at 103cms high are located on the left hand wall. The doors are 120 cm w x 220 cms high and open out onto the private smooth paved patio.
- There is an integrated TV/DVD 66cm wide screen size with teletext, SKY and remote control, video player with remote control located on a stand 50cm high, a selection of video's and DVD's are available for your convenience.
- An electric log effect convector fire and surround is located on far side wall to the left of the settee in the living room.
- The Centrael heating thermostat is located on the wall behind the 3 seated settee at 110cms high.
- The radiator is located on the left of the recliner chair and is 100cm x 80cm high x 14 cms wide, this is the main controlling radiator for the heating system and therefore does not have individual thermostats fixed, all other radiators have individual control systems attached.

9. Downstairs WC

- Directly adjacent to the front door is the door to the downstairs WC
- The light switch is located outside the WC on the right hand side wall at 110 cms high.
- The WC doorway opens into the WC and is 66cms x 178cms and locks from inside.
- The toilet seat is 44 cms high and the distance from the door to the left of the toilet is 120 cms.
- The wash hand basin is 80 cm high

- Above the toilet and wash hand basin which are located on your right as you enter are bathroom cupboards storing spare light bulbs for the barn, refuse bags, toilet rolls, kitchen rolls and a first aid kit.
- The cupboards are 40cm x 72cm x 18cm wide above the wash hand basin.
- Free floor space is 110cms x 170cms.
- Coat hooks for hanging outside coats are located here at 150cms.
- Non slip ceramic tiles of the same colour as the hallway and kitchen are here.
- The WC houses a cupboard where the boiler system is located which is timed controlled. The cupboard also acts as storage for the mop, bucket, dustpan and brush.

10. Downstairs Hallway

- The front door and kitchen door open into the hallway and the downstairs WC leads off from here.
- To the right of the front door is the oak wood staircase. Two steps lead up to a small landing 84 cm x 84 cms.
- The electricity mains are located on the right hand wall 176cm high.
- The double light switch controlling the landing lights is located on the right at 110cms high operating the spotlights in the hallway and up lighters on the stairway.
- The stairway leads to an opening 80cms wide and 300 cms high into a well sized bedroom with oak wood flooring.

11. Conference and meeting facilities.

- Not applicable

12. Upstairs bedroom

- To the right of the entrance into the bedroom doorway at 110 cms high are the double socket lights which control the stairway up lighters and bedroom 3 arm spotlight and 5 arm candelabra.
- A wool mix rug 50% wool, 147cm x 90cm of contrasting colours is located by the bedside.
- There is a King size zip lock divan bed 68 cms high, which can also be divided into two 3 foot single divans.
- Space to the left of the bed is 170 cms wide and to the right of the bed is 60cms wide and 150 cms at the foot of the bed.
- All linen is Egyptian cotton or percale with non feather pillows and quilt.
- Two small bedside tables each with a bedside lamp are available at 58 and 34 cms high.
- A pine blanket box of 80 cms x 40 cms x 440 cms high is located at the bottom of the bed housing spare blanket and pillows.
- On the right hand side of the bed at 87 cms high is a light switch to control the bedroom lighting.
- An arched doorway 90cms x 200cms provides the entrance to a dressing area and the door to the en-suite shower room.

13. Dressing Area

- On the right hand wall is a light switch some 117cms high for the ensuite shower room spotlights, on the left hand wall at 117 cms high is the light switch for the dressing area where storage is located in addition to a seat some 44 cms high and 4 drawer dressing table and mirror.
- Additional storage for the ailer dryer, iron and additional bed linen is located here on 4 open shelves 60 cms high x 100 cms long x 80 cms wide and at 120 cms, 180cms and 240 cms high.
- To the right is the door leading into the ensuite shower room, the door is 69cms x 178 cms high.

14. Ensuite Shower Room

- To the right of the door is the sanitary ware fitted into units 200 cms long x 120 high x 18cms wide.
- The wash hand basin has lever mixer tap and is 86 cms high, a hand towel hold is located at 80 cms high to the right of the basin.
- The bidet is 44 cms high and has lever mixer taps.
- The toilet is 44 cms high and has a half and full flush button controlled.
- The shower faces the door and has a 15 cms step into it, and has a sliding door leading into a shower 69cms wide x 178 cms long, with fitted folding shower seat at 50cms high, the shower head is on a slide bar located at 130 cms high, with thermostatically controlled mixer lever at 105 cms high.
- To the left of the door is a heated towel rail rising from floor to 150cms high.

- The extractor fan automatically commences when the ensuite shower room light is switched on.
- Free Floor space 150cms x 200cms.

15. Private Patio Area

- Accessed via the French doors in the living room,
- French doors with a lock at 103cms high are located on the left hand wall. The doors are 120 cm w x 220 cms high with a small step of 10 cms wide x 3 cms high, and open out onto the private smooth paved patio.
- There is a wooden table and chairs and sun umbrella available
- A small BBQ is also available
- A gate providing emergency access to the grounds and house of Whitcott hall is available

16. Additional Information

- A welcome file is available in the barn and is produced in dyslexia friendly font. The welcome file contains emergency details and procedures plus manufacturers instructions regarding appliances. The file also contains information regarding local attractions.
- Well controlled dogs are welcome by agreement at booking
- The premises are non-smoking
- A long arm grabber/gripper is available in the kitchen
- A key to the window locks is available on the barn keys given to guests.

- The barn is decorated in neutral colours of ivory, with tiled area in all wet areas which are non slip ceramic of the same colour throughout. All other floors are oak wooden floors of medium oak colour. 2 rugs are available one in the living area the other in the bedroom of contrasting colours.
- A small mat as previously described is in place between the kitchen and dining room doorway to aid demarcation of the flooring.

17. Fire

- The fire exits are the main front door, the French doors downstairs and upstairs bedroom windows open completely to act as a fire exit.
- Fire assembly points are the grass area to the front of the property, and the lawns to the rear of the property.
- Fire blanket is located on the left hand wall 40 cms high above the washing machine, the extinguisher is on the window ledge of the kitchen window.

18. Shops

- A small supermarket, newsagent, post office and butchers are available in Clun some 2 and half miles away. Car parking is available with designated disabled parking. This is free.

19. Other Amenities

- The two local pubs are located in Clun
- Two cafes serving light bites and snacks are available in Clun.

20. Public Transport

- You can arrange local bus services via the Shropshire Link 0845 678 9068, stating your address your travel requirements and mobility needs. The Bus Stop is at the stop facing the barn at the end of the drive at Whitcott Hall.
- Craven Arms Railway Station some 6 miles away has an active train timetable.
- There are no local taxi services.

21. Contact Information

Address : Whitcott Hall, Whitcott Keysett, Clun, Craven Arms,
Shropshire SY7 8QE

Telephone: 01588 640655 or mobile 07920586777

E mail : reesrose@aol.com

Website: www.whitcottbarn.co.uk

Hours of Operation: Year Round

Emergency Numbers: Rose Rees 0792586777 or
Mark Rees 07771983604

22. Future Plans

- The development of a new website by summer 2010

We welcome your view and feedback to help us continuously improve. Please write any comments in the comments book provided, or by e mail reesrose@aol.com , or phone 01588 640655 or alternatively please write to us at our home address.

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