

## **Access Statement For Barley Cottage - Burnham Market**

### **Introduction**

Barley Cottage is a 3 bedroomed self catering cottage located 2 minutes walk from the centre of Burnham Market. It sleeps 5/6 adults in 2 doubles and 1 twin bedrooms. The main bedroom has an en suite with shower. There is a full bathroom with bath and separate shower on the ground floor. A fully fitted kitchen, dining area and lounge. It has a garden to the front and small patio area to the rear. The cottage is 4 star rated and inspected regularly.

### **Pre-Arrival**

- Web site - [www.barleycottageburnhammarket.co.uk](http://www.barleycottageburnhammarket.co.uk)
- Telephone contact: 01277 824854 or mobile 07802 848883.
- email: [a.s.watley@btinternet.com](mailto:a.s.watley@btinternet.com)

### **Arrival & Car Parking Facilities**

- 2 designated car parking spaces in gravel surfaced car park.
- Gravel surface from car park to cottage (approx 50 metres).
- Single front gate to property, 2 paved steps down path and 2 steps up to front door.
- No pets are allowed at the cottage.
- There is no lighting in either car park or path to cottage.

### **Main Entrance & Reception**

- Stable type front door opening onto small lobby with 4 doors leading off and coat hooks.
- 2 sets of cottage keys available.

### **General (Internal) Areas**

- Tiled flooring to lobby, bathrooms and kitchen area. Remainder of floors and stairs carpeted.
- No telephone or internet access.
- Guest book lists emergency numbers and nearest public telephone location.
- Staircase is normal house width and depth with a 2 step turn at the bottom and bannister after the turn.
- The design of the stairs does not allow for a child safety gate to fit at the bottom.
- All decoration throughout the cottage is in neutral tones.

### **WC's**

- Downstairs bathroom has tiled floor, accessed from the lobby with separate bath, shower, wc and wash basin.

- Small en-suite with tiled floor accessed from master bedroom with shower, wc and wash basin.
- There are no handrails and all bathroom facilities have standard fittings.

### **Dining Room & Lounge**

- The dining, kitchen and lounge areas of the cottage are all open plan.
- Outside patios and eating areas are all gravel surfaced and accessed via 2 steps.

### **Laundry facilities**

- Stacked washing machine and tumble dryer are accessed from the ground floor lobby area.
- Ironing board and iron are accessed in broom cupboard on ground floor.

### **Shopping**

- Comprehensive local shopping available 2 minutes level walk from the cottage.

### **Leisure Facilities**

- Public children's play area and tennis courts available 2 minutes level walk from cottage.

### **Garden**

- Main garden in front of cottage with gravel path and patio, and lawn area.
- Fencing, wall and gate encloses the garden.
- Courtesy light at night on approaching the cottage

### **Bedrooms**

- All bedrooms situated on the first floor.
- Smoke alarms fitted to ground floor and landing areas.
- Master bedroom has a double bed, en suite and TV; second bedroom has double bed; third bedroom has two single beds.
- All bedrooms have carpeted floors.

### **Kitchen**

- Fully fitted galley kitchen within open plan living area.
- Standard height kitchen units and sink with mixer tap.
- Electric sockets at high level.
- Electric cooker (floor standing) with fast action halogen hob and double oven.

- Floor standing refrigerator and freezer. Microwave on worktop.
- Tiled floor.
- Spot ceiling lighting and under wall unit lighting.
- Cordless kettle and toaster.

### **Other Amenities**

- Television with teletext.
- DVD player
- Video player
- Stereo unit
- Night storage heaters to ground floor.
- Thermostatic heaters to bedrooms.

### **Grounds and Gardens**

- Main garden in front of cottage with gravel path and patio, and lawn area.
- Fencing, wall and gate encloses the garden.
- Courtesy light at night on approaching the cottage

### **Additional Information**

- The cottage is non-smoking.
- Pets are not allowed at the cottage.

### **Contact Information**

- Mr and Mrs A Watley, Anvil House, Blacksmiths Alley, Blackmore, Essex CM4 0QU
- Telephone: 01277 824854 and 07802 848883
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**We welcome your feedback to help us continuously improve. If you have any comments please phone 01277 824854 or email [a.s.watley@btinternet.com](mailto:a.s.watley@btinternet.com)**