

CHARLTON FARM COTTAGE

ACCESS STATEMENT

Introduction:

Charlton Farm Cottage is a renovated former pigsty within the curtils of Charlton Farm, a rural farmhouse whose history dates back to around 1700. It is situated two miles south of Radstock on the B3139, between the villages of Chilcompton and Kilmersdon.

Pre-arrival:

- We have an extensive website, with descriptions of the layout and pictures of all rooms.
- The Cottage is all on one floor, with no steps once inside except to exit through one of the two access doors.
- Enquiries and bookings can be made directly from the website via email, or by telephone or mail.
- There are directions to the cottage on the website, or we send these through to guests without web access.
- The nearest bus stop is in Kilmersdon one mile away.
- Bath mainline train station is 20 minutes away.
- Generally public transport links are poor so we would recommend travelling by car or taxi.
- This Access Statement is available on our website and in the blue 'Welcome File' in the Cottage.

Arrival & Car Parking Facilities:

- There is ample parking outside the cottage.
- Guests are welcome to park directly outside the Cottage front door on arrival and unload directly into the Cottage.
- It is then preferred that guests park up a slight incline 20 yards away from the door.
- Access to the Cottage is across a gravelled drive.
- The drive to the house is busy (a marquee business is also run from the barn at the end of the garden) so the main requirement is to leave plenty of space for potentially larger vehicles (up to 7.5 tonne lorries) to come in and out of the main drive past the corner of the Cottage.

Main Entrance & Reception:

- The main entrance is in the centre of the long side of the building. The key for this is issued to guests upon arrival.
- There is a paved step down to the door from the drive of 16cm, followed by a small lip into the door that is 7cm high. Once inside the Cottage there is a step down 9cm.
- The front door is 173cm x 84cm wide, with the hinge on the right. The keyhole is 92cm from the ground.
- The front door opens into the kitchen / living area of the Cottage. There are two light switches with dimmers to the left of the door at 140cm which operate the roof spotlights in the near and far ends of the main living area.
- To the left of the light switches is a small blackboard on which a welcome note and any other specific instructions are written to all guests.
- On the work surface that partitions the room is the 'Welcome File', which contains all the details about the Cottage and surrounding area.

Kitchen:

- The Cottage offers a largely open plan living space, approximately half of which is taken up by the kitchen and dining table, and the other half the sitting / TV area.
- The flooring throughout the whole building except the toilet and bathroom is stained natural oak floorboards.
- The kitchen has work surfaces around three sides forming a U shape – two face the walls and one protrudes into the room to form a partition from the seating area. These are all 60cm deep and 91cm high.
- On the furthest side from the entrance door is a sink, and below a dishwasher and washing machine. In the cupboard directly beneath the sink is a water softener – this works on a timer and helps to

prevent the build up of limescale in all appliances and the boiler. On the surface there is a kettle, toaster, bread bin and various utensil containers.

- On the right hand surface is an electric hob above an electric oven. Above the hob is an extractor fan plus cupboards to the left and right which contain glasses, cups and crockery.
- The left hand (protruding) surface has a microwave at the right hand end, with three drawers to the left hand end – top for cutlery / utensils, second for bin bags / foil etc, third for electrical instructions. To the right of this is the fridge, with a 4* ice tray at 56cm and the highest shelf at 43cm.
- The kitchen is lit by a roof bar with three moveable spotlights – the switch for this is below the cupboard at head height to the right of the oven extractor fan.
- There is a fire blanket attached to the side of the upper cupboard units to the right of the oven, which is also straight ahead as you enter the Cottage.
- There is a dining room table, 75cm high, 100cm wide x 160cm long. There is a long church pew along the wall adjacent to the table, plus five dining chairs, plus a further chair in the double bedroom.

Living Area:

- There is a 3 seater sofa bed, a wooden rocking chair and a wooden armchair (both with cushions). There are also two low level coffee tables, a beanbag and a blue rug on the floor.
- There is a TV, Freeview box, DVD player, video and stereo system, all with remote controls. These are on wooden storage units that sit around the far corner of the room, on which there is also a table lamp.

To the right of the kitchen area there is a doorway leading into a small hall, off which doors lead into the following five rooms (working in clockwise direction from left). All doors are 198cm high x 76cm wide.

Toilet:

- Door hinged on the right. Light switch to the right of the door at 140cm.
- The toilet seat is 39cm high – the space to the left and right is 33cm. There is a toilet roll holder on the wall to the left of the toilet as you enter.

Boiler Room:

- Door hinged on the left. Light switch to the right of the door at 140cm.
- There is a combination boiler up to a height of 87cm. The heating and hot water controls are above this, 107cm off the ground.
- Also stored in here are a retractable clothes dryer, hoover and broom / dustpan and brush.

Double Bedroom:

- Door hinged on the right. Light switch to the left of the door at 140cm.
- There is a white painted wooden bed 60cm wide x 204cm long.
- The space to the left and right of the bed is 36cm – less than ideal but a larger bed was deemed more useful than extra space next to it.
- There are two lamps on the bedside tables either side of the bed.

Twin Bedroom:

- Door hinged on the left. Light switch to the right of the door at 140cm.
- There are two matching white painted wooden beds 30cm wide x 204cm long, against the left and right hand walls of the room.
- Between the beds there is a space 62cm wide with a blue rug.
- There is a lamp on the bedside table between the beds.

Bathroom:

- The door is left hinged, with a string light switch inside to the right.
- The sink height is 80cm.

- There is a wall mounted heated towel rail to the left, with a shelf and small cabinet above.
- Bath height 48cm, length 158cm and 68cm wide.
- Power shower available over the bath with a retractable screen - one needs to step into the bath. There is a non slip mat on the towel rail on the radiator to the left.
- Free floor space 123cm x 108cm.
- The floor is non slip ceramic tiles.

Outdoor Facilities:

- There is a wooden door at the far end of the living area which leads out to an enclosed decking area with views down 'Snails Bottom' valley. The door is 96cm wide x 180cm high, with the keyhole at 92cm. The key is stored on a hook on the blackboard near the entrance door.
- Inside there is a step up to the door of 7cm, a lip then two steps down, each 13cm high, 13cm wide and 90cm long to the decking.
- There is a sturdy hand rail around the whole of the decking area 100cm high.
- There is a metal table and four matching chairs on the deck. An umbrella that stands in the centre of the table is stored inside the Cottage by the bookshelf.
- Outside the Cottage to the right as you exit there is a grassed area for the use of guests – attractions include an old stationary tractor, trampoline, swings and a sand pit.

Additional Information:

- The Welcome Folder contains information on local attractions as well as menus for local pubs / restaurants.
- All manufacturers leaflets are in the third drawer down to the left of the fridge.
- Well behaved dogs are welcome – please inform us on booking.
- The premises are strictly non smoking.

Contact Information:

- Anthony & Ness Dutton, Charlton Farm, Charlton, Radstock, Somerset BA3 5TN
- Telephone 01761 437 761
- Email: enquiries@charltonfarm.com
- Website: www.charltonfarm.com
- Hours of operation: open all year.
- Emergency numbers: 07958 793 873 - Anthony 07790 020 958 - Ness

Future Plans:

- The slight damp problem around the window on the wall facing the decking is currently being resolved.
- The drive outside the Cottage is to have a new layer of gravel in the spring.
- Website to be updated March 2010.

We welcome your feedback. There is a Guest Book left in the Cottage, or if you have any further comments please email, phone or write to us. We can only improve things if you let us know, so we are always open to constructive criticism!

Anthony Dutton

Updated: March 2010