

## Company Statement

### **Bricknell Cottages Access Statement**

#### ***Arrival***

*The farm drive is situated at the end of a good quality normal width, no through road opposite the village church. The drive is tarmac for 50 metres leading onto granite chippings. The cottages are situated around the farm yard with access to each cottage from an Indian stone pathway. Guests can unload their cars within a maximum of 10 metres from car to cottage and then park in an undercover barn next to the yard no more than 25metres from their cottage. There will be room undercover for two cars per cottage with more space available outside. The whole cottage area is level with no slopes to negotiate. Gentle outside lighting is timed to be on from dusk until 11.45pm to allow visibility without being too bright and upsetting other guests. As all bedroom windows are fitted with blackout blinds this should not be a problem.*

#### ***Roxy's Roost***

*This semi-detached, single storey cottage has assisted access having a level entrance into the property. The path leading from the granite chip yard is one metre wide and made of Indian stone with a very slight slope which enabled us to make the entrance to the cottage level. Both bedrooms are en-suite, the twin room and its en-suite on the same level but the master bedroom bath and W.C. are raised on a 150mm plinth. The en-suite in the twin room consists of a large shower, corner hand basin and WC while the master bedroom has a double ended bath with shower attachment and a hand basin on a wooden beam all open plan with the bedroom and a separate enclosed W.C. The floors in both bedrooms are carpeted in the bedrooms with tiles to en-suite and bath area. The kitchen area has a tiled floor and the living area which is open plan with the kitchen has a solid oak floor with a sheepskin rug. The private patio area is accessed via two paved steps down to grooved concrete area with a raised timber and paved area for garden furniture.*

#### ***Peach's Place***

*Semi-detached to **Roxy's Roost** this single storey cottage is accessed from the main yard through its own private Indian stoned garden/patio area with two 150mm steps into the cottage. The living space has a solid oak floor with rug and the open plan kitchen has a tiled floor. This is the only dining area with a breakfast bar and stools. The bedrooms are the same flooring and bathroom arrangements as **Roxy's Roost**.*

#### ***Ruby's Retreat***

*This two storey cottage has a granite chip entrance from the main yard with Indian stone paving slabs outside the door which has a low 100mm wooden step into the property. The whole cottage has solid wood flooring, downstairs is solid pine while upstairs is solid oak all with rugs strategically placed. The downstairs bedroom leads off the living room and has an en-suite with tiled floor comprising shower, hand basin and WC. There is a tiny step of 20mm from the bedroom to the en-suite.*

*Leading upstairs is a solid oak staircase with two bends and open treads made to building regulations. Two bedroom doors lead off the landing, one to a room where the bed is raised on a 150mm plinth with 600mm either side of the bed. A double ended bath with shower attachment is in the bedroom with a separate en-suite housing a large shower, hand basin and WC. The other bedroom also has a double ended bath with shower attachment in the bedroom and a separate en-suite again with a large shower, hand basin and W.C.*

*The garden area is accessed down two paved steps.*

### ***Ethel's Escape***

*This two storey cottage is accessed from the main yard by a paved pathway, down two steps leading on to a granite chip path for three metres onto a paved area with a small threshold into the cottage dining room. The cottage has solid pine flooring throughout. The living area is separated from the open plan dining kitchen by a solid oak stable partition. The dining table seats 12. Leading off the dining room is the first floor bedroom with four-poster bed with a double ended bath at the foot. The unique en-suite is made from oak beams and posts and is entered by batwing doors. This area has a tiled floor, a wet room shower with a 100mm step and two hand basins. At the other corner of the bedroom is the separate enclosed WC with hand basin.*

*Solid oak stairs with open treads built to building regulations lead to the two second story bedrooms one of which has twin beds, an open plan large shower screened from the bedroom and a separated enclosed WC. The shower and W.C. area has a tiled floor. The hand basin is in the bedroom. The second bedroom has a king size bed and a double ended bath with shower attachment and a separate enclosed WC with hand basin.*

*The patio area is accessed down two paved steps on to granite chips leading to paved section with garden furniture.*

### ***Clover Leaf Cottage***

*This single storey cottage is accessed direct from the main yard off a paved pathway with a small threshold into the living room/kitchen which has an Indian stone floor which follows throughout the whole cottage. Two bedrooms lead off the living area one of which has a king-size bed and a bath with a shower attachment in a screened adjacent area. There is a separate enclosed W.C. The second bedroom has two 3' beds with an en-suite consisting of shower with a 150mm step into the shower, a corner basin and W.C.*

### ***Games Room***

*The Games Room is situated in the Court Yard next to the owners Farmhouse and is accessed by a series of stepping stone paving stones set in granite chip with two steps and the threshold. This room will be open every day from 10.00am until 8.00pm.*