

## **Access Statement for The Wain house Self-catering property at Trippenkennett Farm**

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

### **Introduction**

The Wain house is ideal for those who want a truly memorable self catering holiday, set on a working family farm in South Herefordshire, the Wain House is a beautifully converted single storey barn overlooking our fishing lakes, with tiles and under floor heating throughout making it ideal for young families and less able visitors. The Wain house sleeps up to 5 people and has 2 bedrooms and a well sprung bed settee in the lounge.

We look forward to welcoming you, if you have any queries or require

For any assistance please phone **01981 580442** or **07817 681996**

For email enquiries **Info@tkfarm.co.uk**

### **Pre-Arrival**

#### **Buses**

The nearest bus stop is at the top of the lane 1,000m/1092yds from the Wain house - ask the driver for the stop on the OLD PIKE CROSS ROADS. All buses can accommodate one wheelchair.

Buses from Hereford take approximately 30mins, The bus route is number 36

Bus times can vary, for further details see the bus operator's website

[https://www.herefordshire.gov.uk/info/200187/public\\_transport/154/bus\\_travel/1](https://www.herefordshire.gov.uk/info/200187/public_transport/154/bus_travel/1)

#### **Trains**

The nearest train station is Hereford, details on train timetables can be found at [www.nationalrail.co.uk](http://www.nationalrail.co.uk) or by phoning 08457 48 49 50

### **Key Collection, Welcome and Car Parking**

The details of location for the door key will be sent to you by us prior to your holiday.

- Parking is available for 2 cars near the front door of the Wain house
- The parking area has a gravel surface with a smooth walkway 6mts from the front door.
- This area is well lit at night by motion sensor lights.

### **Entrance to Property**

- The front door is 96cm wide, enters into open plan kitchen diner/lounge.
- There is a slightly sloping path with a 2cm lip at the door way.
- The property is all on one level and tiled throughout.

### **Sitting Room/Lounge**

- The sitting room/lounge is open plan with kitchen/diner. The lounge has a mixture of seating with sofa and soft chairs, with non-feather cushions, together with a nest of coffee tables and a removable rug and a wood burning stove.
- Furniture can be moved.
- There is a widescreen digital television with remote control, subtitles, and a DVD player.
- Lighting is natural daylight with ceiling lighting and standard lamp.

### **Dining Area**

- The dining area has table measuring 63 cm floor to lowest point of table,153 cm long, 88 cm wide and 5 chairs. The dining table (moveable side to side) has legs on each corner.
- There is free space around the table.
- Chairs (all moveable) – 6 chairs with padded seats that have no arms.
- Lighting is natural daylight with ceiling lighting.

## **Kitchen**

- There are double doors 10 cm wide 2cm lip from kitchen to outside decking area.
- The work top height is 93 cm.
- Electric oven with drop down door and hob above.
- Worktop and sink are 930mm/36.6ins above the floor the sink as lever taps.
- Fridge and a freezer are both available,
- Glasses and crockery can be moved from wall cupboards to be placed in lower cupboards, if required, please request this when booking.
- The kitchen has lights above work surfaces.
- Microwave on work surface.
- Front loading dish washer 44 cm wide.
- Washing machine front loading, fully automatic.

From kitchen door into hall with coat hooks, opening into two bedrooms and shower room.

## **Bedrooms and Sleeping Areas**

- Master Bedroom, Door width 75 cm.
- Super King size zip and link bed (6ft), Bed height 68 cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Clearance at end of bed to wall 80 cm.
- Bedside cabinets are 60 cm high.
- Largest clear space of doors and furniture is 230 cm by 135cm.
- Bed side rugs can be removed.

## **Twin Bedroom**

- Door width 75 cm.
- Two single 3ft zip and link beds provided, can be made into 6ft super king by request when booking.

- Bed high 60 cm floor to top of mattress.
- Non feather duvets and pillows provided.
- Bedside cabinets are 63 cm.
- Bed side rugs can be removed.

### **Shower-room and Toilet**

- Door width 65 cm.
- Room measures 340cm by 180cm.
- Well lit with over head lights and light over mirror.
- Flexible shower with wall mounted shower seat measuring 48cm from lowest point of seat to floor and grab rail.
- Toilet seat height 49cm with a folding safety hand rail.
- Wash basin 84cm high with lever taps.
- Emergency cord
- Flooring tiled with a bath mat.
- Heated towel rail.

### **Garden**

- The enclosed exterior decking can be accessed via double patio doors 170cm wide from the kitchen/dining area or from the car park on a smooth gentle sloping 115cm wide path with 90cm high hand rail, the path flows onto the lawn area with patio table chairs.

### **Additional Information**

- We are members of the National Accessible Scheme with a **M2, H1 AND** rating for those people with limited mobility and hearing and visual impairments.
- There are no stairs in the Wainhouse and no steps in the outside patio/garden area
- Heating is provided by oil under floor heating and with a wood burning stove in the lounge with a fire guard.
- A vibrating alarm clock is available to use in any of the bedrooms on request.

- Assistance dogs are welcome.
- Up to two well behaved dogs are allowed by prior arrangement.
- Good mobile phone reception with EE, other operators vary
- The nearest General Hospital with an A&E unit and walk in NHS is 12 miles away and the nearest Doctor's surgery is 8 miles away. Further information is in the welcome folder.
- There is also a list of nearby attractions and details of these in the folder

## **Future Plans**

## **Contact Information**

### **Trippenkennett Farm**

**Telephone:** 01989 580442 or 07817 681996

**Email:** [Info@tkfarm.co.uk](mailto:Info@tkfarm.co.uk)

**Website:** [www.tkfarm.co.uk](http://www.tkfarm.co.uk)

**Grid Reference:** Ordnance Survey Sheet 119, Grid reference

### **Local Accessible Taxi:**

Blue Line Taxis - **Hereford** 01432 343435

### **Local Public Transport:**

**Bus:** 0871 200 22 33 (Traveline)

**Train:** 08457 48 49 50 (National rail enquiries)