

ACCESS STATEMENT FOR THE COACH HOUSE, HUMPHREY'S LODGE

Introduction

The Coach House is a two – storey, stone built cottage on the edge of the village of St. Briavels. It is situated on a quiet country lane. The village has a church, and a pub offering food. Both are situated within two hundred yards of the Coach House, up a moderate incline. The surrounding roads and pathways are generally on inclines, many of which are steep.

Pre- arrival

- Information is available via a basic website, and also via a leaflet. The leaflet can be made available in large font size.
- Bookings and enquiries can be made via the website , email, telephone or letter
- All guests are provided with written directions to the Coach House, available in large font size.
- The nearest bus stop is approximately 300 yards away, however buses are very infrequent. The nearest regular bus service is 1 ¾ miles away down a steep hill
- The nearest railway station is at Lydney, approximately six miles away. Trains run to Gloucester, Cheltenham, Newport and Cardiff. The station is unmanned. Taxis are available at the station.

Arrival and Car Parking

- Someone will always be present to help you on your arrival if you request it.
- Parking is on the opposite side of the lane, approximately 20 yards away. In addition you may unload immediately outside the cottage. although there is a short slope up to the rear door along a farm track.
- The main access to the Coach House is up two shallow steps and along a short, stone path.
- There is a small step in through the front door which is 110cm/43” wide. Alternatively there is access through the kitchen (rear) door which is 147cm/57 3/4” wide. Once again there is a small step.

The Ground Floor

- Accommodation comprises an open plan entrance/ dining area with access through an arch to the living room. There is also a kitchen, and cloakroom with toilet and washbasin.
- There is good natural light with windows in all directions.
- There is tiled flooring throughout the ground floor with two woollen pile rugs. (These can be removed if necessary)
- There is a steep step (21cm/ 8 1/2 “) down into the kitchen
- The door to the cloakroom is of standard dimensions. The toilet is a small, corner model, as is the washbasin
- There is under floor heating

- Lighting is provided by low wattage down- lighters, supplemented by one floor and one table lamp in the living room. Additional task/ reading lamps can be provided on request. There is a light in the cooker hood over the hob and in the under-stairs cupboard where coats are hung.
- Dining chairs and table and the easy chair and sofa are of standard height and construction.
- Remote control TV/DVD
- There is a front- loading washing machine/ dryer and a front- loading dishwasher

Upstairs

- The twelve wooden stairs are 20cm/8" high, and have a single turn. There is a wooden stair rail and a light over the stairs.
- There are a further two steps of 20cm/8" on the landing between the bathroom and the bedrooms. There is a night- light available to illuminate this area during darkness.
- There is wooden flooring upstairs with woollen piles rugs in the bedrooms and jute rugs on the landing. There is vinyl flooring in the bathroom
- Lighting is provided by low wattage down- lighters supplemented by a wall light on the stairs; individual wall- mounted reading spotlights in the twin bedroom, a bedside lamp in the single bedroom and a mirror light in the bathroom.
- The fairly spacious bathroom has a standard sized metal bath with shower over. A grab –rail is provided. The height of the shower is fixed, or it can be hand- held. There is also a rubber bath mat and shower curtain. There is a standard sized toilet and washbasin and a bathroom seat.
- The beds are all standard sized single divans with wooden headboards and sprung mattresses. The fillings for pillows and duvets are feather and man- made fibre. Bedding is cotton. Space between the beds in the twin room is 66cm/26" while space alongside the bed in the single room is 88cm/34 1/2"

Outside

- Outside the kitchen door is a small courtyard constructed of brick. There is a wooden patio table and four chairs with cushions. All are of standard size and construction
- There is a retractable dryer for washing fixed at normal height. (There is an alternative concertina rack in the kitchen with adjustable height.) A kettle barbecue can be supplied if wanted.
- There are external wall lights above the front and kitchen doors, and at the side of the Coach House.
- The dustbin is at the far end of Humphrey's Lodge, about 15 yards from the front door. We will provide help with carrying rubbish if requested.