

# **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.