

## Access Statement For Rhydd Barn

### Introduction

Barn conversion used as a holiday let. Ideally suitable for two people. Ground floor – Open plan including attractive kitchen area with fridge, gas hob/electric oven, dishwasher and dining and sitting areas with views to the Malvern Hills. Portable CD player with DAB digital/FM radio. Shower room and toilet with washbasin. Utility room with washer/dryer and gas boiler.

First (middle) floor – Sitting room with west facing French windows opening onto balcony with outside steps with outstanding views of the Malvern Hills. Television/video recorder/dvd player and record player/audio cassette/radio system. Stable door leading to bedroom with ensuite main bathroom.

Second (top) floor – Ladder–style pine steps leading up to a galleried study/extra sleeping area with attractive views to the south. Futon sofa–bed.

Outside – West facing patio with adjacent lawn and views across fields to the Malvern Hills. Outdoor table and chairs available. There is parking space for 2–3 cars to the north side of the Barn.

### Pre–Arrival

- For booking and enquiries email [info@rhyddbarn.co.uk](mailto:info@rhyddbarn.co.uk)
- Website [www.rhyddbarn.co.uk](http://www.rhyddbarn.co.uk)
- Bus transport – telephone 01905 768411 – see file
- Train station – nearest is Great Malvern (4 miles from Rhydd Barn)
- Barnard's Green – nearest shops (2½ miles from Rhydd Barn)
- Delivery of provisions – Tesco will deliver if requested – set up an account at [tesco.com](http://tesco.com) beforehand
- Outdoor shop – nearest is Time Outdoor Ltd, 17 Church Street, Malvern (telephone 01684 899144)
- Taxi – based in Worcester

## **Arrival & Car Parking Facilities**

- Car parking for 2–3 cars on the north side of the Barn.
- Tarmac surface to north side, paving stones to south side.
- Contact numbers are displayed in the Barn.
- From car park to south (main) entrance the surface is tarmac and paving stones and level. North entrance is next to the car park, south door is approx 10m from car park.
- Exterior security lighting triggered by movement.
- Entrances into barn are both one step up.

## **Main Entrance & Reception**

- Two ground floor entrances are both one step up (main south door approx 130mm step height, north door approx 100mm step height) , side hung single leaf doors.
- Pad and pens provided.
- Lighting – bright ceiling lights and/or less bright wall lights.
- Doormat at each ground floor entrance.
- All staircases have at least one handrail.
- Ground floor is all level.

## **Public Areas – General (Internal)**

- Three floors – facilities listed above.
- Ground floor has tiled flooring, first and second floor have wooden flooring with mats.
- Internal doors are tongue and groove single leaf pine of standard width.
- Two WCs – one on ground and one on first floor.

## **Public Areas – WC**

- Also see above
- Toilet height 410mm (with seat down) ground and first floor
- Floor surface – ground floor has tiled flooring, first floor has wooden flooring with mats.
- Basin taps standard separate hot and cold water.
- Coat hooks and shelves in both WCs.

## **Restaurant / Dining Room, Bar & Lounges, Take Away & Cafe**

- Combination of spotlights and/or side lights.
- Two moveable tables and moveable chairs without arms.
- Strictly non–smoking throughout.
- Picnic area on outside terrace (level paving stones) / lawn (level).
- Thick handled cutlery available.

## **Laundry**

- Front loading washer/dryer in utility room on ground floor.
- Ceiling spotlighting.

## **Shop**

- Not Available

## **Leisure Facilities**

- Not Available

## **Outdoor Facilities**

- Level gravel drive with gated entrance from south
- Exterior security lighting which can be switch on for continuous use if necessary.

## **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- Not Available

## **Bedrooms**

- Visitors are requested to read fire emergency procedure on arrival.
- Ceiling spot lighting, side lighting and bedside lamps.
- Standard double bed.
- Non feather duvet.

## **Bathroom, Shower room & WC [Ensuite or Shared]**

- Bathroom ensuite to main bedroom plus shower room with washbasin and toilet on ground floor.
- Size of bathroom approx 2850mm x 1560mm
- Side of bath 560mm height above floor level
- Ensuite bathroom has wooden floor with mats, ground floor shower room/toilet has tiled floor.
- Non slip mat in the bath which has side handles.

## **Self-Catering Kitchen**

- Size of free kitchen floor area approx 1500mm x 1400mm (excluding area covered by units)
- Hot and cold mixer tap.
- Standard height fitted sink unit (910mm high) with cupboard under (max under sink storage height 550mm).
- Cooker – standard height 4x gas hob with fitted electric grill/oven underneath (base of oven 280mm above floor level, roof of oven 730mm above floor level).
- Microwave oven present.
- Crockery distributed between standard overhead fitted cupboard unit (base of overhead units 1300mm above floor level and 1370mm above floor level) and standard floor cupboard units under worktop.
- Cutlery in holder on standard height work surface.
- Floor surface is tiled.
- Ceiling spot lighting and cooker hob light fitted into extractor unit above cooker hob.
- Fridge with small 3–star freezing compartment fitted into standard floor unit.

## **Grounds and Gardens**

- Paved patio, lawn area and gravel drive. Level site. Site plan available.
- Wooden bench on patio. Wooden table and four chairs available.

## **Additional Information**

- Visitors are requested to read the simple Evacuation Procedure on arrival.
- Strictly no smoking throughout.
- Mobile telephones work better outside the Barn because of the thick walls.
- Andrea and Ross Candlish live next door at Rhydd Farm and can be contacted in an emergency.

## **Contact Information**

- Address: 8 Whiskins, Whittlesford, Cambridge, CB22 4UG
- Telephone: 01223 830591
- Email: [info@rhyddbarn.co.uk](mailto:info@rhyddbarn.co.uk)
- Website: [www.rhyddbarn.co.uk](http://www.rhyddbarn.co.uk)
- Emergency number: 01684 311788 (Andrea and Ross Candlish, Rhydd Farm)

## **Future Plans**

- Safety gate at top of ladder-style steps on second (top) floor.

**We welcome your feedback to help us continuously improve. If you have any comments please email [info@rhyddbarn.co.uk](mailto:info@rhyddbarn.co.uk)**