

# Access Statement For Rhydd Barn

## Introduction

Barn conversion used as a holiday let. Ideally suited for two people.

**Ground floor** – Large open plan room including attractive kitchen area with fridge, gas hob/electric oven, dishwasher and dining and sitting areas with views to the Malvern Hills. Portable DAB digital radio/FM radio plus CD player. Shower room and toilet with small wash-basin. Utility room with washing machine and gas central heating/hot water boiler. Access to freezer in converted pigsty 4 metres across patio from Barn south entrance door.

**First (middle) floor** – Large high ceilinged sitting room with west-facing French windows opening onto balcony/outside steps with outstanding views of the Malvern Hills. Television, DVD player, and a hi-fi mini system (record player/audio cassette player/FM radio). Stable-style door leading to bedroom with ensuite main bathroom (bath/shower, basin, toilet).

**Second (top) floor** – Ladder-style pine steps lead up to a galleried study/extra sleeping area with attractive views to the south. Futon sofa-bed. Safety gate at top of ladder-style steps.

**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 on the north side of Rhydd Barn. Access usually available to perimeters of fields (10 acres) belonging to 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)
- Nearest shop – **Hanley Swan Village Stores and Post Office** (1½ miles from Rhydd Barn)  
Malvern Road, Hanley Swan, Worcester, WR8 0DX (Shop: 01684 310890, PO: 01684 311081)
- Nearest shopping centre – **Barnard's Green** (2½ miles from Rhydd Barn)
- Delivery of provisions – Tesco will deliver if requested – set up an account at [www.tesco.com](http://www.tesco.com) in advance
- Outdoor shop – nearest is **Mountain Warehouse**, 14 Church Street, Malvern, WR14 2AY (telephone 01684 572687)
- Taxi – **Smith Taxis** 01684 568686 or 01684 561015; **Great Malvern Taxis** 01684 561117

## Arrival & Car Parking Facilities

- Car parking for 2-3 cars on the north side of the Barn within 2 metres of Barn north entrance.
- Tarmac surface to north side, paving stones to south side.
- Contact numbers are in the instruction file (green ring binder) in pamphlet.
- From car park to south (main) entrance door the surface is tarmac and paving stones and level. North entrance door is next to the car park, south entrance 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 entrance doors both have 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 halogen spotlights and less bright wall lights.
- Doormat at each ground floor entrance door.
- All staircases have at least one handrail.
- Ground floor is all level.

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

- Three floors – facilities listed above.
- Ground floor has ceramic tile 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 floor and first floor
- Floor surface – ground floor has ceramic tile 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 & Café**

[The following applies to the open plan kitchen/lounge area on the ground floor:]

- Combination of ceiling halogen spotlights and side wall lights.
- Two moveable tables and moveable chairs without arms.
- Strictly non-smoking throughout.
- Picnic area on outside terrace (level paving stones) or lawn (level).
- Cutlery with thick handles.

## **Laundry**

- Front loading washing machine in utility room on ground floor.
- Ceiling halogen spotlighting.

## **Shop**

- Not Available

## **Leisure Facilities**

- Not Available

## **Outdoor Facilities**

- Level gravel drive with gated entrance from south.
- Exterior security lighting is switched on by movement.

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

- Not Available

## **Bedrooms**

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

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

- Bathroom (ensuite to main bedroom) on first floor plus shower room with washbasin/toilet on ground floor.
- Size of bathroom (first floor, ensuite) approx 2850mm x 1560mm
- Side of bath (first floor, ensuite) 560mm height above floor level
- First floor ensuite bathroom has wooden floor with mats, ground floor shower room/toilet has ceramic tiled floor.
- Non slip mat available for bath which has side handles.
- Lighting – ceiling halogen spotlights.

## **Self-Catering Kitchen**

- Free kitchen floor area approx 1500mm x 1400mm (excluding area covered by units)
- Taps – hot and cold mixer tap.
- Sink unit – 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 available.
- 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 – kitchen floor surface is ceramic tiles.
- Lighting – ceiling halogen spotlights plus cooker hob light fitted into extractor unit above cooker hob.
- Fridge – larder fridge fitted into standard floor unit.
- Freezer – a small freezer is available in the converted pigsty across the patio.

## **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.
- Security lighting gives good local visibility at night.

## **Additional Information**

- Visitors are requested to read the simple Evacuation Procedure on arrival.
- Strictly no smoking anywhere inside the Barn or converted pigsty.
- Mobile telephones work better outside because of the thick walls. Best reception inside the Barn is by the first floor French windows.
- Andrea and Ross Candlish live next door at Rhydd Farm and can be contacted in an emergency.

## **Contact Information**

- Owner's home address: The Pines, Martlet Road, Minehead, Somerset, TA24 5QE
- Owner's telephone number: 01643 703761 / 07486 884502
- Rhydd Barn email: [info@rhyddbarn.co.uk](mailto:info@rhyddbarn.co.uk)
- Rhydd Barn website: [www.rhyddbarn.co.uk](http://www.rhyddbarn.co.uk)
- Emergency number (local): 01684 311788 (Andrea and Ross Candlish, Rhydd Farm)

## **Future Plans**

- Developing a small wild flower meadow by the entrance gate to the driveway—now in progress.
- Making a grass bank with bulbs behind the east wall of the barn (visible from the bedroom window)—now in progress.

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)