

Access Statement for The Bull Pen & Cart Lodge

Introduction

Beechcroft comprises of four luxurious, five star self-catering cottages that sleep 2, 4, 5 and 6 guests with a dining facility for up to 20 covers. The complex has a private gravel drive approximately 50 metres long and each cottage has it's own parking area outside of the properties front door. There is a country pub approximately 50 metres from the end of the drive. The nearest bus service is from Herstmonceux, the nearest village approximately 2 miles away.

Pre-Arrival

- Information on the local area and amenities are detailed on our website.
- Herstmonceux is the nearest village with local shops and restaurants and a doctors surgery approximately 2 miles away. There is a bus service to Eastbourne and Hastings from Herstmonceux.
- Local Taxi companies are Cavalier Cars 01323 84446 and Simpsons Private Hire 01435 866021.
- The Property is not suitable for unaccompanied guests who are mobility or visually impaired.

Arrival & Car Parking Facilities

- Private car parking directly outside property.
- Key is in a key safe beside the door. The code is given to guests prior to arrival.

Main Entrance & Reception Area

- There are two entrances to this property, one has access directly from the parking area up a broad step 46cm deep and up 20cm and then a step up to the door of 16cm. The door is 78cm wide into a hallway of approximately 1.60m by 1.83m.
- The other has access from the gravel drive up a gentle ramp 2.5m long, 1.2m wide and climbs 28cm and across the patio. The doorway has a step up of 15cm and the door is 84cm wide into a hallway of 2.35m by 1m.

Public Areas - Hall, Stairs, Landing, Corridors etc

- The entrance from the driveway goes into a hallway of approximately 1.60m by 1.83m.
- The entrance from the patio goes into a hallway of 2.35m by 1m.
- The property is single storey on two levels separated by a step of 14cm.
- The floor is ceramic tiled.

Public Areas - Sitting room, lounges, lobbies etc

- The Living/Dining area has the capacity to seat 20 covers.
- It has 2 large french doors that open out onto the gravel drive each opening to 1.15m wide down a 15cm step.
- The floor is ceramic tiled in the dining area with carpet in the lounge area and the bedroom.
- Access into the living area is down a 13cm step from the hallway.
- Access into the kitchen is up a 13cm step from the hallway.

Outdoor Facilities

- The property has its own patio area with outside seating for 4.

Bedrooms & Sleeping Areas

- The bedroom door is 27.5cm wide, the minimum space around the king size bed is 64cm on one side. The bed is 50cm high. There is access to the patio through a 1.27m wide french door down a 20cm step. The floor is carpeted.

Bathroom, Shower-room & WC [Ensuite or Shared]

- The toilet has a door 53 cm wide with access between the wall and the sink measuring 18.5cm. The basin is 79cm high and the toilet is 16.5cm high and 54cm away from the door.
- The separate shower room has a door 61.5cm wide with access 64cm wide. The shower door opens to 45cm and the tray is 76cm x 76cm. The basin is 85cm high.

Self-Catering Kitchen

- The kitchen is equipped with a kettle, toaster, microwave, electric oven, and hob. There is a dishwasher, fridge with freezer compartment within the kitchen for guests use.
- The kitchen surfaces are 90cm high.

Additional Information

- Smoke alarms
- No Smoking
- No Dogs
- No Children under the age of 5. Babies up to the age of 1 year are welcome with their own moses basket, no cot or high chair is provided.
- Fridge provided in the kitchen.

Contact Telephone and Email Address

Address: Beechcroft Farm
Cowbeech
Hailsham
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Telephone: 07831 443309

Email: enquiries@beechcroft.org

Website: www.beechcroft.org

Hours of operation: Open all year.

Emergency number: 07831 443309

Local accessible taxi numbers: Local Taxi companies are Cavalier Cars 01323 84446 and Simpsons Private Hire 01435 866021.

Future Plans

- No alterations are planned

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We welcome your feedback to help us continually improve if you have any comments please phone 07831443309 or email mhaydon@beechcroft.org