

Access Statement for The Byre

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 is 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.
- There are exterior lights with motion sensors.
- Each cottage has an information folder.

Main Entrance & Reception Area

- The access is up a short paved path.
- The front door is up a 14cm step to a door way 85cm wide.
- The front door opens into the hall area that is part of the living area.

Public Areas - Hall, Stairs, Landing, Corridors etc

- The hall area is a ceramic tiled part of the living area, which is

accessed down two steps 10cm high.

- The stairs are 85cm wide, 13 steps up a straight line with a handrail.
- The landing is 83cm by 1.05m.
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Public Areas - Sitting room, lounges, lobbies etc

- The carpeted living area is accessed down two steps 10cm high and 1.12m wide.
- There is access to the paved patio through a french door that opens to 1.14m down an 8.5cm step. The dining area on the patio is up a 20cm step.

Public WCs

- The downstairs toilet has a ceramic tiled floor.
- The door is 63cm wide with access 65cm wide.
- The toilet is 1.15m away from the door which is 40cm high.
- The basin is 85cm high.

Laundry

- There is a washing machine, iron and ironing board provided for guests' use.

Bedrooms & Sleeping Areas

- The downstairs double bedroom is accessed via the living area through a door 72cm wide.
- The bed is 50cm high with a minimum distance around the bed of 25cm on one side and 40cm on the other.
- The floor is carpeted.
- The upstairs twin bedroom has a door 62cm wide.
- The beds are 50cm high with a minimum space around the beds of 66cm.
- The floor is carpeted.

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

- The en-suite shower room downstairs has a door that opens outwards that is 73cm wide.
- The access is 54cm wide
- The shower door opens 38.5cm up a 17.5cm step.
- The shower measures 90cm by 50cm; it is a curved corner shower.
- The toilet is 1.5m from the door and is 43cm high
- The basin is 84cm high.
- The bathroom upstairs has a door 62cm wide with an access 70cm wide.
- The bath is 57cm by 1.55m. There is no handrail; the taps are outside of the bath.
- The toilet is 1.35m from the door and is 42 cm high.
- The basin is 84cm high.

Self-Catering Kitchen

- The kitchen has a ceramic tile floor.
- It is equipped with a kettle, toaster, microwave, fridge with freezer compartment, washing machine and dishwasher for guests use.
- The cooker is an oil fired Sandyford range cooker with incorporated hobs.
- The kitchen surfaces are 90cm high.

Grounds and Gardens

- Beechcroft is set within a working beef farm.

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, Telephones and Email Address

Address: Beechcroft Cottages
Cowbeech
East Sussex
BN27 4JG

Mobile: 07831 443309

Email: enquiries@beechcroft.org

Website: www.beechcroft.org

Hours of operation: Open all year.

Emergency number: 07831 443309

Local public transport numbers: Arriva
Customer services 0844 8004411
Timetables 0871 2002233

Stagecoach 01323 418060

National Rail Enquiries 0871 200 4950/ 0845 7484950

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

Future Plans

- No alterations are planned.

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