

Access Statement for The Granary

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.

- Guests are provided with a welcome hamper containing essentials such as bread, milk, eggs, cheese etc.
- Each cottage has an information folder.

Main Entrance & Reception

- Parking is available next to the property, which is accessed down a step of 22cm onto a step 28.5cm deep and then down a second step of 17cm onto a broad step of 71.5cm deep and then down 17cm onto the patio then approximately 6m across to a 1 step up of 17cm and 2.15m deep then up the door step of 12.5cm high.
- The key is 1.45m from the ground
- The front door is 77.5cm wide which opens into the hallway.
- Access can be gained across the lawn through one of the french doors into the living area.

Public Areas - Hall, Stairs, Landing, Corridors etc

- The large, ceramic tiled hall way leads into the downstairs double bedroom, twin/ double bedroom, downstairs toilet, the kitchen, living area and the stairway.
- The stairs are 84cm wide. There are 13 stairs of 21 cm high around 270 degrees. They are carpeted, there is no handrail, there are two handles on the post in the centre of the stairs.
- The landing is 1m long by 81cm wide with a wooden banister 90cm high.

Public Areas - Sitting room, lounges, lobbies etc

- The living area is accessed from the hall through an access way 81cm wide with a 16.5cm step down; alternatively via the kitchen through an access way 81cm wide then through a second access way 1.27m wide with a 16.5cm step down.

- There are two french doors that open to 98cm onto the paved patio with a step down of 20cm.
- The dining area is incorporated within the living area.
- This area is carpeted.

Public WCs

- The downstairs toilet which is accessed directly from the hall has a door 63.5cm wide with access 46cm wide. The toilet is 58cm from the door and is 40cm high with a basin 76cm high.

Laundry

- A washing machine, iron and ironing board are provided for guests use.

Bedrooms & Sleeping Areas

- The downstairs double bedroom is accessed from the hall via a doorway 70cm wide.
- The bed is 50cm high with a minimum space around the bed of 70cm on one side.
- There is access to a paved path outside via a french door that opens 75cm wide down a 23cm step.
- The downstairs twin bedroom can also be accessed from the hall via a doorway 61cm wide.
- The beds are 50cm high with 50cm between the beds.
- The upstairs double bedroom has a doorway of 65cm wide with a minimum distance around the bed of 50cm. The beds are 50cm high one side.

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

- The downstairs shower room is between the two downstairs bedrooms and has access directly from each.
- The doorways are both 61cm wide.
- The toilet is 41cm high.
- The basin is 76 cm high.
- The shower has a step up of 26.5cm and measures 85cm x 80cm. The shower head is hand held on a bracket.
- The floor is ceramic tiles.
- The en-suite bathroom to the upstairs double bedroom has a door 62cm wide with access 71cm wide.
- The toilet is 42cm high.
- The basin is 76 cm high.
- The bath is 1.55m by 61cm with no handrail. The taps are exterior to the bath to the side.

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 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.
- Telephones are for incoming calls only but 999 calls will dial out.

Contact Telephone 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