

Access Statement for The Oast House

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.
- 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

- Access is up a 13cm step through a 76cm wide door.
- The front door opens directly into the ceramic tiled hall which is 1.07m wide by 2.2m long.

Public Areas - Hall, Stairs, Landing, Corridors etc

- The hall way opens into the carpeted dining area via a doorway 78cm wide.
- There is a downstairs toilet accessed from the hallway.
- There is a french door that opens 92cm wide onto the paved patio down a step 9cm high.
- The stairs are carpeted; there are 12 19cm high steps. The stairway is 77cm wide but narrows to 62cm wide. The stairs are round 180 degrees with a handrail.
- The landing is 85cm by 2.35m.

Public Areas - Sitting room, lounges, lobbies etc

- The sitting room is in the roundel of the Oast and is accessed through a doorway 83cm wide down three wooden steps, each 19cm high and 71cm wide. The floor is carpeted.
- The dining area is also carpeted.

Public WCs

- The downstairs toilet is accessed from the tiled hallway and also has a ceramic tiled floor.
- The door is 58cm wide with access 48cm wide.
- The toilet is approximately 80cm from the door.
- The basin is 76cm high and the toilet is 43cm high with headroom directly above the toilet at 1.12m as it is under the stairs.

Laundry

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

Bedrooms & Sleeping Areas

- The master double bedroom is in the roundel, and is accessed through a door 59cm wide and down two wooden steps, each 25cm high. The bed is 59cm high.
- The other double bedroom has a doorway 62cm wide with a minimum space around the bed of 66cm.

- The single bedroom has a door 62cm wide with access 71cm wide with a minimum space around the bed of 88cm.

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

- The en-suite to the master bedroom is situated before the steps down into the bedroom.
- The door is 62cm wide, with access 90cm wide with the toilet 100cm from the door.
- The toilet is 42cm high and the sink is 84cm high.
- The bath is 1.45m long by 55cm wide with no handrail.
- The basin is 76cm high.
- The shower room is accessed through a door 62cm wide with access 75cm.
- The toilet is 1.1m from the door, 42cm high, sink 85cm.
- The shower has step up of 26cm, the door is 43cm wide. The shower is 75cm by 75cm and is a corner shower. The shower head is handheld.

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.

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 Telephone: 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

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