

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Mill House Flat

Introduction

Former cider house converted to a first floor self catering flat.
Situated in rural setting on mixed working family farm, close to visitors attractions in Herefordshire, Shropshire and Worcestershire. Access to the Welsh Border.

The accommodation offers a double room (5ft) With extra single bed and 1 twin (2 children, 1 adult).

Open all year

We look forward to welcoming you. If you have any queries or require any assistance please phone 01568 750232 or email Thomas@woontoncourtfarm.co.uk.

Pre-Arrival

- For full details of how to reach us please see the directions section of our website.
- Leominster train station is 5 miles away. Taxis are available, Leominster Taxis 01568 616964.

Key Collection, Welcome and Car Parking

- The property is available from 4pm on day of arrival, the key will be in the door.
- Sufficient parking for up to 4 cars on good hard stone drive
- If arrival if after dark the area is well lit with outdoor lighting

Entrance to Property

- The front door is directly off the car parking area so easy access for carrying luggage .
- Front door is 3ft X 6ft 2
- On entering the floor surface is quarry tiles with a hesian rug.

Halls, Stairs, Landings, Passageways

- There are 12 steps to the landing, with hand rail, the stairs twist round to the landing.
- The flooring is carpeted throughout the flat.
- The doorway into the flat off the porch entrance is 2ft 5 X 6ft 6

Sitting Room/Lounge

- The door opening to the kitchen/lounge is 3ft X 5ft 3 so if a tall person it is necessary to duck ones head on entry!
- There is a breakfast bar with two stools, with further seating for up to 4 people at a lovely antique table
- The kitchen is well equipped with kettle, toaster, microwave, fridge /freezer, cooker, cafeteria but always ask if there is something you would like.
- There is a 26" TV freeview, HD ready, digital DVD video
- Electric fire with safety guard
- Carpeted throughout in a beige colour
- Double sofa and single upholstered chair in beige, with cushions
- Nest of tables
- Radio
- A larger dining table available on request.
- Extra lighting with a free standing lamp

Kitchen

- Both work tops are 6ft long with one side incorporating a breakfast bar with 2 stools and the other side incorporates a cooker with hob and a fridge/freezer under the work top.
- The sink and worktop are 3ft from the floor.
- The kitchen flooring is lino

Bedrooms and Sleeping Areas

- There is a double bedroom with a large cupboard, vanity sink with storage underneath and large mirror on the wall.
- The mattress is 2ft from the floor
- The door into the bedroom is 3ft X 5ft 8
- This room also has a fire exit door 3ft X 6ft which will take you down stone steps onto the stone drive.
- This room also has a single bed
- This room has a PVC double glazed window 3ft 6 X 6ft
- The room has an antique chest of draws, dressing table and bedside table.
- There is a large chair to relax in shroud you wish to relax, or read.
- There is a second bedroom which has a single bed with another pull out underneath, ideal for 2 children or 1 adult.
- There is a chest of draws and built in cupboard, which also has a small safe fixed to the floor 1ft X 10". Cupboard measures 2ft X 7ft 6
- The doorway into the bedroom is 2ft 6 X 6ft 8
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- This room has a double glazed PVC window 3ft 6 X 6ft with 3 opening windows

Bathrooms, Shower-rooms and Toilets

- The is a full size bath with a shower head situated at the tap end.the taps are twist taps
- The bath side height from the floor is 1ft 8
- The flooring is cork tiles which have been sealed.
- The bath has 2 rails 1 either side.
- The wash basin is 2ft 6 from the floor to basin
- From floor to toilet seat is 1ft 5
- The doorway is 2ft 1 X 6ft 8

Laundry/Utility Room

- On entering the property on the ground floor there is a washing machine and tumble dryer, iron and ironing board. These facilities are shared use.they do require £1 coins.
- Quarry tile flooring

Garden

- From the car parking area the private garden can be entered through double doors
- The garden has a slab bed patio 12ft X 7ft
- Flower beds and lawn area, a small garden pool sometimes can be dry if a hot summer
- A carasoul washing line
- Wooden table and chairs
- There is a small charcoal barbecue
- A small children's sandpit

Additional Information

- The walls are all painted in neutral colours in contrast to the beams throughout the property
- From the outside it is black and white timber framed

- The property has wifi,(woontoncourt) The mobile signal is very poor at the farm but fine once back up the lane.
- By the pay phone (01568 750380) in the property is a list of emergency and useful numbers/places of interest and a display of leaflets.

Contact Information

Address (Inc postcode): Woonton Court Farm Leysters Leominster Herefordshire HR6 0HL

Telephone: 01568 750232

Email: Thomas@woontoncourtfarm.co.uk

Website: [Www.woontoncourt.co.uk](http://www.woontoncourt.co.uk)

Grid Reference: SO547621

Hours Of Operation: All Year

Local Carers: Sovereign 01584 811141 Tempe Valley Care
01584 812594

Local Equipment Hire: Leominster shop mobility 01568 616755

Local Accessible Taxi: Leominster Taxis 01568616964 Priory cars
01568612145 Goldline Taxis 01568611100