

## **Access Statement for The Old Milking Parlour**

The Old Milking Parlour is all on ground level (no stairs), and we have tried to provide as much information as we can in this statement and all measurements are as accurate as possible. Should you have any further queries please do contact us, and we look forward to welcoming you.

The property is located off the main road and is accessed by a private drive. The Old Milking Parlour has its own parking directly outside and is on a level/very slightly sloping gravelled area. There is no street lighting, but a sensor light is located in the parking area.

Please note that numbers in (Red) refer to Floor Plan.

**Entrance (1)** is through a Stable Door which is 82cm wide, with the key lock being 124cm high, with a threshold of 10cm, and this takes you directly into the hallway.

**Hallway (2)** is 106cm wide directly in front of you, turning right to a width of 92cm and then turning right again, to the narrowest part of the property which is 63cm wide for about 30cm.

**Access to all rooms are through 74cm wide doors from the Hallway.**

**Kitchen (4)** is open plan with Dining and Lounge Area with solid Oak flooring throughout.

- >Clear floor area in kitchen is 3.24m<sup>2</sup>
- >Worktop height 90cm
- >Oven door is drop down, height of lowest shelf 88cm, and is accessed From the side.
- >Halogen Hob is 90cm high (flush with the worktop).
- >Sink is 90cm high.
- >Integrated Fridge (with small freezer compartment), Dishwasher and a Washer/Dryer are available.
- >Cupboards for storage below worktop and also above, lowest shelf of Overhead cupboards being 134cm.

## **Dining**

- >Dining Table is 90cm x 90cm with legs on each corner and is 75cm high (underspace is 62cm).
- >Four simple padded dining chairs (no arms).
- >Furniture is moveable.

## **Lounge (3)**

- >Solid Oak flooring with rug ( 180cm x 120cm).
- >Clear floor area 5.80m<sup>2</sup>
- >One corner sofa-bed which seats four, clear space of 126cm from door to sofa.
- >Log Burner
- >Wall mounted TV/DVD Player.
- >Coffee Table 66cm x 66cm
- >Patio door 70cm wide, but patio panels slide open to a width of 300cm leads to patio area with a threshold of 7cm.

## **Bathroom (8)** has wooden laminate flooring.

- >Bath with Electric shower 155cm high.
- >Bath height is 56cm and 140cm long with a grab handle on the wall.
- >Toilet seat height 44cm
- >Basin 84cm high.
- >Release mechanism on outside of locked door.
- >Limited free space.

## **Bedroom One (5)**

- >Solid Oak flooring.
- >Kingsize Bed 62cm high (floor to top of mattress)
- >Non feather duvets and pillows.
- >Wall mounted TV.
- >Free space of 170cm to left ,175cm to right of bed.
- >One moveable wicker chair.
- >Patio door 78cm wide, but panels slide open to width of 200cm and a threshold of 7cm.

### **Ensuite Wetroom (6)**

Accessed from bedroom one through door 74cm wide, has tiled floor which has been treated with an anti-slip agent.

- >Wall mounted shower with controls at 98cm high.
- >Basin 90cm high.
- >Toilet seat height 44cm.
- >Narrowest point 36cm.
- >Limited free space of 2.10m<sup>2</sup>.
- >Release mechanism on outside of locked door.

### **Bedroom Two (7)**

- >Solid Oak flooring.
- >Two Single 3' Beds.
- >Space between beds 30cm.
- >Limited free space 1.83m<sup>2</sup>.

### **Patio Areas (10)**

Accessed from either the parking area or Lounge patio doors, this paved area of approx 7m<sup>2</sup>, and has a round table with seating.

Three steps lead down to a lower patio (step one 17cm deep, step two 18cm deep and step three 16cm deep). The lower patio has circular 350cm diameter of free space, and incorporates a BBQ and Patio heater.

Patio furniture can be moved.

Lighting available.