

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 Cuckoo Croft Barn

Introduction

Cuckoo Croft Barn is ideal for small groups and families wishing to get together for holidays and short breaks.

The barn is a detached building located on level ground with a sloping footpath to the front door.

The property sleeps a maximum of 12 [people in 5 bedrooms. One bedroom has a separate access via a short flight of stone steps.

The property was converted in 2015 to the highest standards of comfort and safety.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01743 719083 or email cuckoocroftbarn@gmail.com.

Pre-Arrival

1. The normal arrival time is 4.00 PM. If you are going to be arriving later than 6PM we would be grateful if you could notify us.

2. Directions

- The following is a link to our location on Google Maps, we are now listed on Google Maps and the location is shown is very accurate.

- <https://goo.gl/maps/F2wMJ>

- If you are using SATNAV please use the postcode SY5 7LS
- Most of these take you to the Fox Inn which shares this postcode. To find us as you approach the Fox Inn from Shrewsbury direction turn left signposted to the village hall and also has road liable to flooding sign.
- We are the second drive on the right hand side.
- If you are having difficulty finding us please ring us on 07980 889913.
- 3. Deliveries.
- If you would like to arrange a supermarket delivery to arrive during the day we are happy to receive one on your behalf providing we are notified in advance.

Key Collection, Welcome and Car Parking

- Keys can be collected from the farmhouse located just beyond the barn.
- One of owners will then show you to the property and introduce themselves and answer any questions.
- They will also be on hand during normal hours to answer questions or provide advice on places to visit etc.
- There is car parking for 4 to 5 cars next to the barn.
- Additional car parking can be provided on request.

Entrance to Property

- Access to the property is along a wide gravelled drive which serves the barn and our own home.
- There is an open parking area for free style parking to suit guests requirements.
- The parking is lit with movement sensitive LED floodlights.
- There is then a sloping gravelled path down to a level entrance area and front door which is 700mm wide. There is no step into the property.

- Access via wheelchair would need to be via the patio door (1000mm wide) which is located around the building. There is a level paved path to this access.
- The entrance is lit by movement sensitive lighting.
- Inside the entrance there is an area of fitted coir matting level with the door entrance and the internal floor finish.

Halls, Stairs, Landings, Passageways

- The main living area and hallway are all lit by a mixture of LED ceiling and wall lighting accesses from switches located near to the front door.
- Passageway is over 1m wide.
- The whole ground has a level ceramic floor finish which is low slip.
- There is a timber and steel staircase to the first floor with a level half landing there 7 steps to the half landing and 6 more to the top of top. There is a handrail to the centre of the stairs. All steps are level and even.

Sitting Room/Lounge

- The lounge area is located on the ground floor just off the main entrance, it has a ceramic floor with a deep pile rug.
- The room has a mixture of seating, with a large modular sofa, separate sofa and individual chairs and large beanbags.
- Furniture can be moved around. Power sockets are 500mm high from the floor.
- There is a remote control smart tv with a DVD player and soundbar to enhance sound. All have remote controls.
- There is natural light from windows and suntubes together with a variety of different lighting options available at night, including lamps and uplighters.

Dining Room

- In the same room as the lounge and kitchen area and has the same ceramic floor.
- The dining table is 760mm high, 900mm wide and adjusts in length from 1750mm to 2200mm. There are two of these tables which join together side by side or length ways to form a large dining table.

- There is ample room to move around the table when in use. The power sockets are 500mm high from the floor and light switches are 1200mm high.
- There are 12 wooden wooden seats without arms.
- Lighting is natural with large window and suntubes with pendant LED lighting for night time.

Kitchen

- Located in the main living area and with ceramic flooring.
- There is a large island area in the centre 900mm high and 2400mm long x 1200 wide with a granite worktop.
- There are ample cupboards and granite worktops around the edge together with higher level wall units.
- There is an 800mm wide induction hob with extractor fan.
- There is a high level electric double oven.
- There is a dishwasher located below the worktop and a double sink unit with lever taps.
- There is a fridge freezer with the fridge at low level and the freezer with the lowest shelf at 1200mm above the floor.

Bedrooms and Sleeping Areas

- There are two ground floor bedrooms situated just off the main living area. Each has its own en suite shower room.
- Both have ceramic floors and doors are 750mm wide.
- The double room has a Kingsize bed with height from the floor to the top of the mattress of 590mm.
- The single room has three single beds with a height from floor to top of the mattress of 570mm.
- There are two upstairs bedrooms one a kingsize double and the other three singles with a shared family bathroom.
- These have a carpeted floor and bed heights as above.
- The fifth bedroom is a Kingsize double located in annex up a flight of 9 stone steps with a 1000mm wide access door and wood effect floor.

Bathrooms, Shower-rooms and Toilets

- There are two ensuite shower rooms on the ground floor each have ceramic floors and level walk in showers. The taps are a mixer taps with single levers.
- The WC's are push button operation.
- There is a family bathroom on the first floor with a shower over the bath. The WC is button operated and the taps are mixer taps with a single lever. The bath taps are twin lever non mixer taps.
- Wash Basins are all 800mm high.
- Toilets 400mm high with softclose seats.
- Door openings are all 750mm wide with light switched located outside the room at 1200mm high.
- All bathrooms have bright LED enclosed light fittings with shaver socket integrated into above mirror lights.
- The annexe showroom has a large open plan floor area with walk in Matki shower. There is a low entrance door with maximum height of 1800 to the annex and the shower room.

Laundry/Utility Room

- The laundry room is access of the entrance area, it has ceramic floor, storage units and washing machine and kitchen worktop at 900mm high.
- It is lit by a high level LED fitting.

Garden

- The garden is accessed by either a level paved pathway from the main entrance area and parking area or from the patio doors from the living area.
- There is an area of level paving near to the building. the lawn slopes gently for a short distance to the large level lawn area.
- The garden is fenced to all sides except from the entrance area. The garden is elevated above the surrounding area giving fine open views to the south west and west.
- There is a large sycamore tree in the garden to provide some shade.

Additional Information

- Trained assistance dogs are welcome. Other pets by arrangement.
- All areas in the property have good colour contrast between the floor, doors and walls. Generally, doors and doorframes are wood or grey and walls are light in colour.
- The nearest General Hospital with an A&E unit and walk in NHS is 5 miles away and the nearest Doctor's surgery is 1 mile away. Further information is in the welcome folder.
- There is also a list of nearby attractions and details of their Access Statements for information, where available.
- There is wifi available within the property.
- There is mixed mobile coverage but generally it is ok.

Contact Information

Address (Inc postcode):

Cuckoo Croft Barn Ryton Dorrington Shrewsbury SY5 7LS

Telephone:

01743 719083

Email:

cuckoocroftbarn@gmail.com

Website:

www.cuckoo-croft.co.uk

Grid Reference:

SJ 49040 03195

Hours Of Operation:

9 to 7pm

Local Public Transport:

Bus 435 between Ludlow and Shrewsbury, approx once an hour during the week.