

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 THE OWL BARN ROWLEY COTTAGES

Introduction

Nestled in the heart of Herefordshire Rowley Cottages are situated in the small village of Kimbolton, two miles from Leominster, 11 miles from Ludlow and 15 miles from Hereford. Rowley Cottages are located on a farm with access along a country lane. The Owl Barn has two bedrooms, one double bedded and one twin bedded and a sofa bed in the lounge that will sleep upto six people. The Owl Barn is on ground level with no steps.

We look forward to welcoming you. If you have any queries or require assistance please telephone 01568 611338 or email sue@rowleycottages.co.uk.

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Pre-Arrival

- Please visit our website www.rowleycottages.co.uk for full directions and a map showing how to get to us. If you are travelling by public transport the nearest railway station is in Leominster just two miles away.
- Tesco and Asda will deliver shopping to the cottage.

Key Collection, Welcome and Car Parking

- The cottage door will be open for your arrival and the key in the lock. Someone is always on-site to welcome guests on arrival.
- There is plenty of on-site parking adjacent to the cottage.
- The surface approaching and surrounding the cottage is tarmac to the front door. There is an outside light which will be left on if you will be arriving in the dark.

Entrance to Property

- The front door is 880mm wide with no step and leading into the hall.

Halls, Stairs, Landings, Passageways

- There are no steps or stairs as this property is on ground level throughout.

Sitting Room/Lounge

- The Sitting Room/Lounge door is 850mm wide and has open plan layout with one sofa, two armchairs and a double sofa bed. All furniture can be moved. A large coffee table in the middle and two small coffee tables. The room has two lamps and spot lights in the ceiling and two wall mounted lights. There is a small 4mm step into a conservatory.

Dining Room

- Co-located with the kitchen and lounge. Door width is 850mm. There is wheelchair access to the table with 740mm from the floor. The chairs are wooden upright without arms.

Kitchen

- Co-located with the dining room and lounge. Door width 850mm.
- The oven door is 720mm above the floor.
- Hob is 920mm from above the floor.
- Food preparation surfaces are 920mm with the highest cupboard 1450mm (items can be moved to lower cupboard space).
- The lowest shelf in the fridge/freezer is 28mm the highest (freezer compartment) is 770mm.
- The sink has dual mix taps.
- There is a 360 degree swivel kettle.

Bedrooms and Sleeping Areas

- Both bedrooms are on ground level with no steps.
- The access doorways to the bedrooms are 850mm.
- Bedroom one is a double room with one double bed with a mattress height of 620mm. There is a 540mm gap on one side and a 720mm gap on the other. There are two bedside cabinets with a lamp on each and one ceiling light.
- Bedroom two is a twin bedded room with a gap between the twin beds of 26mm. There is one bedside cabinet with a lamp and one ceiling light.

Bathrooms, Shower-rooms and Toilets

- The access doorway is 850mm. There is a shower over the bath. 550mm height into the bath with a space to sit and swing legs into the bath at the end. Toilet seat height is 440mm and a sink with separate hot and cold taps standing at a height of 790mm. The main light source is a single ceiling light with a small strip light above the mirror over the sink.

Garden

- There is a patio area in front of the cottage with seating on a tarmac surface which can be accessed via the conseratory.

Contact Information

Address (Inc postcode): Rowley Farm Kimbolton Leominster Herefordshire HR6
0EX

Telephone: 01568 611338

Email: sue@rowleycottages.co.uk

Website: www.rowleycottages.co.uk

Hours Of Operation: 24 hour access, 7 days per week.