

The Old Pump House

Access Statement

Introduction

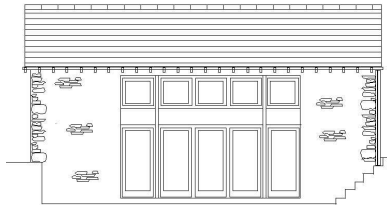
Our self catering cottage is a detached 2 bedroom property on two floors. Due to our location we are unable to offer the access for guests with limited mobility that we would wish. We hope that this Access Statement will help prospective guests decide if our accommodation suits their needs.

Pre-Arrival

- We have a comprehensive website, which includes:
- Photographs of the building and its' surroundings
- Dimensioned drawings of all rooms
- Availability and prices
- Bookings / enquiries can be made via our web site or by phone
- The nearest bus stop is at Whitchurch (Herefordshire) approx 2 miles from the property
- There is no nearby railway station. Transfers are possible from Ledbury or Chepstow (details available from travel operators).

Arrival & Car Parking Facilities

- There is a car park adjacent to the property with generous space for 2 cars. (3 average sized cars can be parked with some manoeuvring)
- The Car park is generally level shingle and has low level lighting from dusk until 11pm
- There is no street parking
- Parking is 4 metres away from the entrance
- Access to the entrance level (patio) is via 7 steps 23cm high, 43cm deep and 120cm wide with handrails both sides
- The entrance has automatically activated lighting



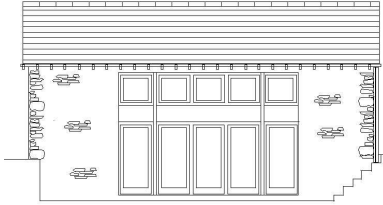
The Old Pump House

Entrance & Hallway

- The entrance to the property has 1 step – 20cm high, 43cm deep, 90cm wide without a hand rail
- The entrance door is 93cm wide, hinged on the right with a numeric key pad 112cm high
- There is a 20mm threshold at the entrance
- The entrance hall is 190cm from the entrance to the opposite wall, and 200cm wide and leads to the open-plan kitchen and lounge
- The Smoke Alarm is fitted to the hallway ceiling

Lounge

- The Lounge is open plan 375cm by 360cm overall. With chairs pushed against the walls, minimum clearance on all sides of the central table 77cm
- Chairs (moveable) – 2 chairs with wide arms, padded seats and back. Seat dimensions 55cm wide, 53cm deep, with the top of the seat 40cm above floor. The top of the back is 80cm above the floor
- One leather double sofa with arms. Seat dimensions 97cm wide, 58cm deep, with the top of the seat 46cm above floor. The top of the back is 83cm above the floor
- Central Table 110cm x 55cm, legs on each corner, height 46cm and underspace 37cm
- Side Table 55cm x 55cm, legs on each corner, height 46cm and underspace 37cm
- All furniture is non-feather
- Flooring is natural slate with white painted skirting
- All Furniture is moveable but clients are advised not to move the Dresser or Video Unit
- The “FreeSat” Satellite TV, and combined VHS video recorder and DVD player all have remote control. Full instructions and a basic user guide are provided



The Old Pump House

Kitchen

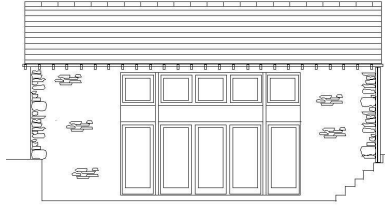
- Kitchen is open plan with fitted units in a L-Shape and one double wall unit
- Worktop height 90cm
- Sink is 90cm high with cupboards underneath
- Conventional electric Hob is 90cm high with oven underneath
- Oven door is drop down, height of lowest shelf 1.12 metres, can be accessed from the side
- Flooring is natural slate with white painted skirting
- Free-standing fridge with ice box under worktop
- Dining table (moveable) 140cm x 90cm height 76cm and underspace 64cm
- Four wooden dining chairs (moveable) without arms 35cm deep x 40cm wide, seat height (including cushion) 44cm and back height 86cm
- Dining chairs can partially slide under the dining table combined size 160cm x 108cm
- Overall kitchen area (which usually has the table and chairs in it) is 300cm x 250cm
- Kitchen lit by halogen lighting and pelmet lighting under wall unit

Cloakroom

- Door is width 76cm and opens outwards
- Toilet with seat height 40cm
- Space of 21cm to both sides of toilet
- Flooring is slate
- Lock release mechanism on outside of door

Stairs

- Stairs 84cm wide, with 28cm treads and 20cm risers
- Stairs have 11 steps with a right angle bend after 4 treads



The Old Pump House

Landing

- Landing is 296cm x 149cm with doors to bedrooms and shower room

Double Bedroom

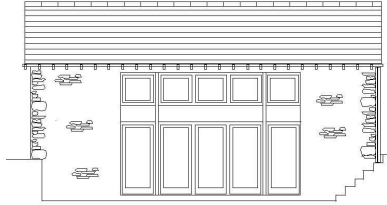
- Door width 76cm
- Double bed 200cm long x 147cm wide
- Bed height 55cm floor to top of mattress
- Non Feather duvets and pillows provided. Sheets, duvet covers and pillow cases are cotton
- Transfer space available to left or right of bed is 84cm with bed central
- Bed can be moved to one side to give 120cm on other side
- Free space at end of bed 118cm by 240cm

Twin Bedroom

- Door width 76cm
- Single beds 200cm long x 100cm wide
- Bed height 50cm floor to top of mattress
- Non Feather duvets and pillows provided. Sheets, duvet covers and pillow cases are cotton
- Transfer space available between beds is 77cm with bed central
- Free space at end of bed 118cm by 240cm

Shower Room

- Door width 76cm
- Shower cubicle (120cm x 80cm) with adjustable height nozzle
- Toilet with seat height 40cm
- Space of 43cm to right of toilet and 24cm to the left
- Flooring is tiled
- Lock release mechanism on outside of door
- Washbasin is pedestal type



The Old Pump House

Garden

- Garden is grassed with gravel path to lower seating area
- Maximum slope in usable garden area is approx 15%

Additional Information

- Dogs are welcome at extra charge

Contact Information

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