Access statement for Church Farm Bed and Breakfast, Bradfield Combust.

From the highway there is a tarmac drive with ample parking all level. No marked bays.

There is a garden gate and pathway up to door. Step up into conservatory 20cm high, door way 76cm wide.

There is movement sensitive flood lights from the garden gate.

Entrance Hall: Terracotta floor tiles on floor.

Stairway: Fitted carpet on stairway with 13 steps 20cm high, 29cm deep, 82cm wide with a substantial banister all the way up on to the landing which measures 270cm x 224cm.

Landing: The landing is carpeted and well lit. The bedrooms both lead off from the landing with no steps.

Twin bedroom with private bathroom: This bedroom is off the landing. Room measures 470cm x 471cm fitted carpet and contains two 3ft beds which measure 50cm high to the top of mattress. Access is to both sides of beds width between beds 120cm. There is a table between the beds with 2 table lamps on. A wicker chair and table with kettle, tea & coffee making facilities. Extra blankets in the cupboard wardrobe and oiled fired radiator for extra heat. TV has remote control.
Bathroom is 4 metres from the room along the landing. It has a large bath with handle on side and a mixer tap with hand held showerhead, basin and wc. Wood floor and velux window.

Double with En-suite bath and separate shower: this bedroom is off the landing and measures 447cm x 503cm and has fitted carpet. Double antique wrought iron bed 5ft wide and 61cm high to top of mattress. Bedside cupboards on both sides of the bed with table lamps on. A 2 seater wicker sofa, 2 wardrobes both with mirrors on, chest of drawer. Table with tea & coffee making facilities. Extra blankets in wardrobe. TV has remote control.
Bathroom leads of bedroom with laminate floor. Cast iron bath, separate shower with a step up of 26cm, wash basin and wc. Cupboard on wall.

Breakfast room: This is the conservatory with terracotta floor tiles and a round table which guests sit together at.

Sitting room: off the hallway with fitted carpet. A sofa and 2 armchairs, desk and log fire.

Central heating through out.