

Access Statement For: **Upperfields Farm – Littlefields & Gaerfields**



Introduction

Upperfields Farm is a working farm with a delightful 17th Century barn which has been converted to provide accommodation for 2-20 people either as a whole building or within two semi detached cottages, Littlefields and Gaerfields. (Please see diagrams at the back of the document for layout of buildings)

We have tried to provide as much information as possible in this statement, if you do have any further queries please do call. We look forward to welcoming you.

Pre-Arrival

- We have a website that enables you to be able to see what Upperfields has to offer you our guests. You can also see more detailed images of the property on the website.
- Bookings / enquiries can be made via e-mail or phone.
- The nearest town is Llancloudy where there is a bus stop. Taxis are available from Llancloudy, numbers are available on our website or at the cottages themselves.
- Shopping can be delivered for your arrival either through Tesco Direct or if you would prefer organic through www.sharedharvest.co.uk.

Arrival & Car Parking Facilities

- Both cottages are accessible from the courtyard immediately in front of the accommodation, accessed through double gates off the small lane. The courtyard is uneven and on a gentle gradient.
- There is plenty of space for parking a number of cars with space to get in and out of the vehicles easily.

Main Entrance & Reception

- The main entrance to the entire building has an outward opening double door which is 155cm wide with a step of 14cm max. There is a step on the approach to the main entrance of 17cm.
- The main entrance is into a shared public areas, it is in this area that all the local and important cottage information is kept.
- The separate entrance into Littlefields is also into the kitchen, this is a stable door that opens inward and is 99cm wide.
- The separate entrance into Gaerfields is into the kitchen, this is approached by a ramp and with a door of 81cm wide and a step of 4cm.
- Along with the main entrance there is also access to the garden through double doors, outward opening 156cm wide onto the flat garden, there is a step of 14cm.
- The main entrance area leads to the kitchen areas of both Littlefields and Gaerfields and to the upstairs gallery of Littlefields.

Public Areas – General (Internal)

Gaerfields

- The corridor into Gaerfields has two doors for access to the kitchen with a maximum through the doors of 81cm.
- To the upstairs of Gaerfields through the kitchen there are 14 steps, that are 18cm high, 25cm wide and 81cm long with two landing points.

Littlefields

- The Gallery of Littlefields is surrounded by large picture windows made of toughened glass, with handrails around the inner circle.
- The hallway off the gallery has a maximum width of 77cm.
- There are 14 stairs to the Gallery that are 18cm high, 23cm wide and 84cm long.
- Décor in both cottages is modern and contemporary

WC's

- There are two toilets. One is situated at the top end of the kitchen in Littlefields, the other is by the entrance at the top of the kitchen in Gaerfields.
- Both toilets have handbasins.
- The Littlefields toilet has two doors on its approach with a maximum width of 44cm, the handbasin is 81cm high.
- The Gaerfields toilet has a 85cm door and a sink at 91cm, there is a pull cord light.

Dining Rooms & Lounges

Dining Rooms

- There are no specific dining rooms, but there is space to eat within the kitchens.

Lounges

- There is one lounge area other than the main entrance. This is situated in the open plan with the kitchen of Gaerfields.
- There are 2x 3 seater sofas and 1x 2 seater, there are 2x comfy chairs and a coffee table.
- There is a log burner that is supplied with 1x basket of logs in the price of hiring the cottage, additional logs are at £10 per basket. There is a step up to the burner of 12cm.
- Furniture is moveable.
- It is possible to pull up kitchen chairs to sit in the lounge area.
- TV's are provided in the Gaerfields lounge and in the entrance lounge area.
- The lounge area for Littlefields is the entrance area with 6x movable comfy chairs and 1x 2 seater sofa.
- There is a TV in the Littlefields lounge area.

Laundry

- There are two washing machines in the property one in both kitchens. Both are front loading.
- There are airers available in the kitchen areas.

Bedrooms

Littlefields

- Downstairs there are three beds in the kitchen area that consist of 1 x 'z' bed, 45cm high and 1 x double zip link bed, movable, 67cm high.
- Upstairs rooms are reached via the 14 stairs from the entrance hall.
- Greenfinch – 1 x 6 foot zip link double bed, height 66cm to top of mattress, largest space on the left of the bed is 46cm, it is possible to separate the beds. 1 x single bed, 66cm high to top of mattress. Door widths 83cm.
- Gallery – 1 x 'z' bed which is movable and 54cm high to top of mattress.

- Owls – 1 x 6 foot zip link double bed, height 66cm to top of mattress, it is possible to separate and move these beds. The largest space on the right of the beds together is 46cm and on the left is 39cm. The door width into the room is 79cm
- All the rooms share a bathroom at the end of the hallway, 77cm wide.
- Bathroom door width 75cm. There is a shower attachment in the bath. Bath height 55cm, sink height 87cm, toilet height 42cm.

Gaerfields

- All bedrooms are reached from the 14 stairs from the kitchen.
- Cuckoo – at the top of the stairs, door width 75cm. There are 1 x double zip link bed, height 66cm to top of mattress, there is 40cm free space on the right and 70cm on the left and 1 x single bed, there is no space on either sides of the bed, it is approached from the end of the bed.
There is an ensuite bathroom with door width 75cm, shower cubicle with a 27cm step, toilet height 43cm and sink 81cm high, with no cupboard underneath.
- Blue Tits – 2 x bunkbeds, sleeping 4, with a 9 step ladder leading to a mezzanine floor and single mattresses for sleeping. The bunks are unmoveable, right hand top bunk is 146cm high – guarded, bottom bunk is 50cm high, left hand top bunk is 130cm high – guarded, bottom bunk is 50cm high. There is a fire exit in this bedroom, leading to the garden, it consists of 13 metal steps that are 18cm high.
This room makes use of a communal bathroom, door width 76cm, there is a roll top bath with shower attachment, 61cm high, toilet 42cm high and sink with under cupboard 86cm high.
- Robins – at the end of the hallway, door width 73cm, the double zip link bedroom. The bed is 66cm to the top of the mattress, 25cm space to the right of the bed and 33cm on the left. This room has an ensuite bathroom, 63cm width door, with a shower cubicle, 26cm step into shower. The sink 83cm height with no under cupboard and toilet 42cm high.

Kitchens

Littlefields

- Entrance by two archways, 94cm and 103cm from entrance hall.
- Worktop counters 96cm high.
- Oven door and grill are below the cooker top.
- Sink is 92cm high.
- Hob is 96cm high.
- There is a movable dining room table with 5x movable chairs.
- Flooring is quarry tiles.
- Evenly lit kitchen.
- Good contrast between all furniture and worktops.
- Larder fridge freezer available.
- Front loading washing machine available.
- There is also a back stable door to the outside yard, 98cm wide with a 11cm step.
- The kitchen leads to the downstairs public toilet and airing room.

Gaerfields

- Entrance is through the hallway from the entrance hall, or from the garden, or from the courtyard ramp entrance, and downstairs public toilet.
- Worktop counters 94cm high.
- Sink is 94cm high.
- Hob is 94cm high with lower oven and grill.
- There are 2x movable dining room tables with 15x moveable chairs.
- Flooring is quarry tiles.
- Evenly, well lit kitchen.
- Good contrast between all furniture and worktops.

- Larder fridge freezer available.
- Front loading washing machine available.
- Front loading dishwasher available.
- There is an understairs cupboard housing the airers and built in hoover and highchairs.

Laundry

- There are washing machines and airers available in both cottages.

Leisure Facilities

- There is a shared garden at the back of the property with picnic tables, it is mostly grassed over.
- There is an indoor swimming pool on the other side of the entrance courtyard. The pool is 8.40m long x 4.80m wide x 1.20m deep. There is a walk down one side of the pool at 90cm at its narrowest. There is a swim jet available at an extra cost. There are steps into the pool area at 19cm and 20cm high. Use of the pool is restricted to stated times (7am – 9pm). All children must be supervised. There is a shower area with a step in to it of 13cm. There is a minimum of 2 people in the pool area at any time and a maximum of 10 people. There is a panic button facility available.
- There is an outdoor children's play area with swings, slide and a trampoline and there is an indoor children's play area with many different toys available.

Outdoor Facilities

- The area is surrounded by many different activities available. Details of these activities are either in the cottage entrance or on the website under 'out and about'.

Additional Information

- There are many local maps and information on local attractions available at the cottages.
- Light switches and plugs are all at sensible heights to reach from a sitting or standing position.

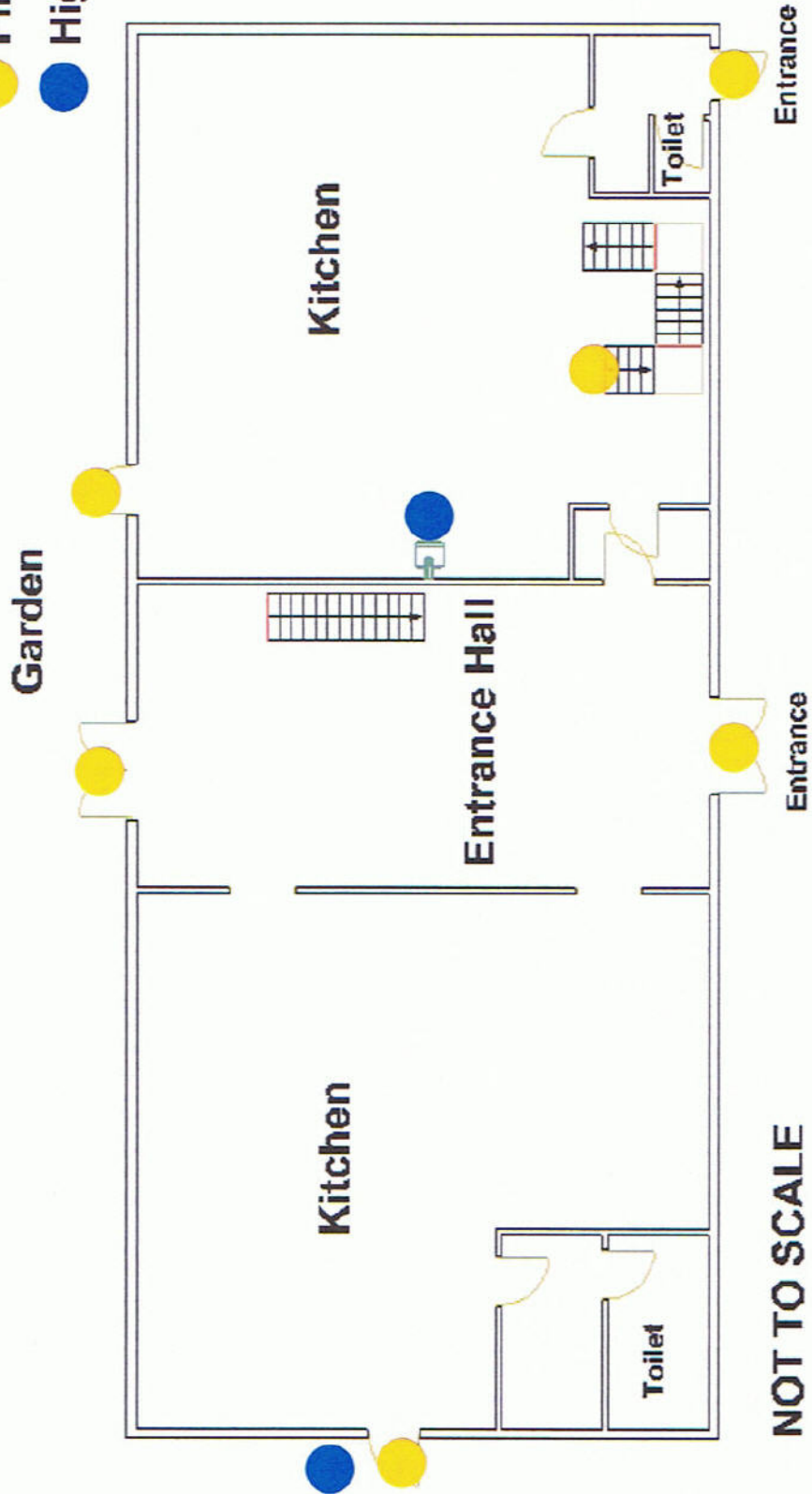
Contact Information

- Address – Upperfields Farm, Llangarron, Ross-On-Wye, Herefordshire, HR9 6PQ
- Telephone – 01989 770281
- Email – upperfields1@tiscali.co.uk or through contact page on website
- Website – www.upperfieldsfarm.co.uk
- Local Taxi's – Alan's 01989 563297
A1, Daz 01989 768738, Tudor 01989 563838
JMC 01600 890998
Rainbow 01989 563568
- Local Tourist Information - 01989 562768

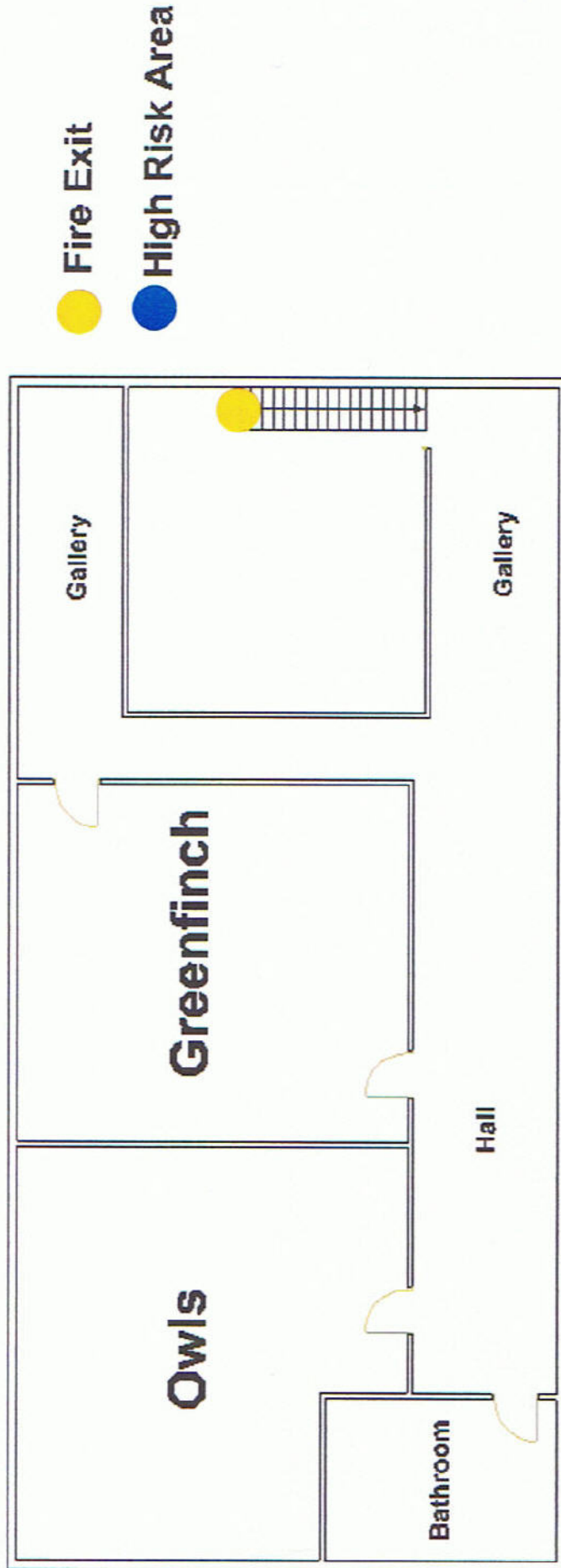
We welcome your feedback to help us continuously improve, if you have any comments please phone Sheila on 01989 770281 or e-mail upperfields1@tiscali.co.uk

Littlefields & Gaerfields Downstairs

- Fire Exit
- High Risk Area

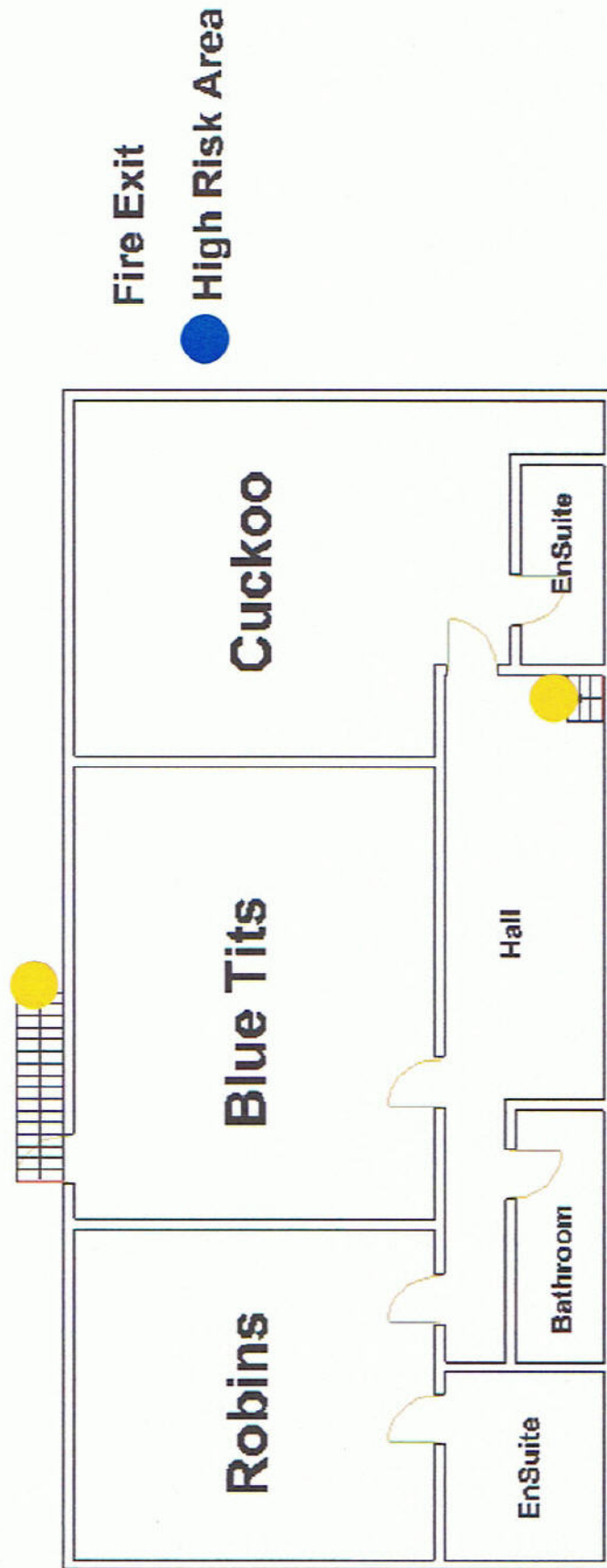


Littlefields & Gaerfields Upstairs



NOT TO SCALE

Littlefields & Gaerfields Upstairs



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DISCLAIMER

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