

Access Statement



Introduction

Little Gaerfields is a 17th century barn at Upperfields Farm which has been converted to sleep between 20 and 22 people.

On conversion it was made into 2 cottages, one called Littlefields and the other Gaerfields but for a number of years it has been used as one holiday home called Little Gaerfields.

We have tried to provide as much information as possible on our web site, if you have any future queries please do call, we look forward to welcoming you. www.upperfieldsfarm.co.uk

Per-Arrival

Booking can be made by phone or email. The nearest hamlet is Llancloudy (1/2 mile) where there is a bus stop, our village address is Llangarron (2 miles), Llangrove has the nearest public house by road (3 miles) by footpath (1.6 miles)

Taxis will come to the house to deliver and pick up, there is a list on the web site. Shopping can be delivered to the house through a number of supermarkets.

Arrival and Car Parking Facilities

You arrive at the back of Little Gaerfields driving through the double wooden gates and park in the courtyard, it is uneven and on a gentle gradient with parking spaces for a number of cars. Entrance to the house is through either of 2 doors with slopes as access to the doors and a threshold to step over.

Main Entrance and Reception and Main room downstairs

One door (81cm wide) (step of 4cm) is wooden and leads to a small hall the other is the mail entrance which has 2 glass doors opening outwards, doors open are 155cm wide with a threshold of 14cm. Outside this door the sloping brick path has a step of 17cm. The main entrance is a 2nd lounge area with armchairs and settee's a TV and the information area, with double glass doors (156cm wide) and (14cm threshold step)

leading to the garden. A stairs to the Owl bedroom, Greenfinch bedroom and landing bed on the galleried landing above.

A door to the downstairs **Woodpecker** bedroom. Another door (99cm wide)under the stairs leads to the main big room in the house, through a short passage and one more door.

The main room is about 35' long and 18 ' wide with fitted kitchen at one end 2 tables to seat 20, and the other end has an inglenook fireplace with wood burner and settee's. There is a door to the garden with threshold step over another door leads to the small hall, downstairs toilet and to the door that leads back to the courtyard.

Toilet door is 85cm wide , handbasin is 91cm high with a pull cord for the light.

Woodpecker bedroom is also the old kitchen of Littlefields, about 22' by 18'.Door 94cm wide

Fitted kitchen to one side which may be removed one day but is used for storing toys, books, towels etc, we are finding it very useful.

To the other side there is a 6' zip and link , a 3' single bed and 2'6" single bed all 66cm to top of mattress, bedside tables and lights. All moveable and we can take out the 2'6" if needed. It is left in to give extra sleeping options.

En-suite is approached through 2 doors and is small not suitable for disabled,with small 75cm shower, sink (81cm high) and toilet door max 44cm no pull cord, light switch on wall.

There is also a stable door from Woodpecker to a passage, door 98cm wide with 11cm threshold step.

Stairs in the half called Gaerfields has 14 steps that are 18cm high, 25cm wide and 81cm long with 2 landing points.

The stairs in the half of the house called Littlefields have 14steps, 18cm high, 23 cm wide and 84 cm long, both lead to landings.

On the landing above the entrance is a curtain hanging from a beam with a space about 12' by 5'6", this has a single bed, bedside table, light, chair, mirror and clothes stand.

Also on the landing is another 2'6" wide bed which can be used as a settee or another sleeping place.

A passage leads to the **Owl** bedroom door 79 cm wide) (6' zip and link bed)(moveable 66cm to top of mattress), **Greenfinch** (door is 83 cm wide)(6' zip and link bed)(66cm to top of mattress and moveable) single bed 66cm to top of mattress.

Shared bathroom, door width is 75cm, toilet height is 42 cm, bath height is 55cm sink height is 87 cm with taps and shower head heated by towel radiator, all bedrooms have radiators.

Next door in the half called Gaerfields are **Cuckoo** bedroom door 75cm wide, 6' zip and link 66cm to top of mattress, bed moveable, plus a single bed fitted in the corner can be moved a little but best approached from the base.

En-suite door 75cm wide, shower with 27cm step into, toilet 43cm high, sink 81cm high. Next door is **Blue Tits**, 2 bunk beds with 9 steps on ladder leading to a mezzanine floor and small landing through another opening which has a curtain to close, not much head room designed for children with small comfy sofa.

On **mezzanine** is a comfortable 3' wide single mattress bedside light, approach the mattress from the bottom.

The bunk beds are unmoveable and have safety rails, there is a door from this room out to the garden via granary steps 18cm high as seen on web site.
Bathroom opposite 76cm wide door, roll top bath, sink 86cm tall, toilet 42 cm high, bath has taps and shower head.

Robin 73cm wide door, 5' zip and link bed, moveable and 66cm to top of mattress, also single bed 66cm to top of mattress. En-suite door 63cm wide, shower 26cm step into, sink 83 cm high, toilet 42cm high.

All bedrooms have mirrors, bedside lights and hair dryers, no wardrobes only hanging rails with ample coat hangers.

Fully fitted kitchen to cater for up to 24 people, please ask me if you have any questions about contents, I am happy to help where I can. Washing machin, tumble dryer, fridge, small freezer, cooker, sinks etc hob , sink, work top etc are 94cm high. Downstairs all floors are tiled, wooden stairs to upstairs with wooden floors on landings and carpets in bedrooms.

Outside

Patio with lawned area, brick built BBQ 3 picnic tables, no smoking in the house please use the garden and ash trays provided.

2 gates to yard and shepherds hut. Access statement for shepherds hut is on web site on the page dedicated for the shepherds hut.

Courtyard where the cars are parked leads to indoor swimming pool. open times are 8am till 6pm. pool is 8.40m long by 4.80m wide by 1.2m deep.

walk down one side only 90cm at narrowest,

Stainless steel ladder to get in and out as photo on web site. Cover on pool to retain heat, Min number of people is 2 in people hall or pool , Max number of people in is 10, all children to be supervised by 2 adults, No glass or food in pool hall.

Please take mobile phone to pool hall for emergency use. No smoking.

Steps to pool hall are between 19cm and 20cm high, sliding patio door with threshold step.

Changing room from pool hall with sink, toilet and shower, step to room is 13cm high.

Contact information

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Lots of information on the web site, which is updated as needed, we are always happy to chat about your specific holiday needs to see if Little Gaerfields would suit your group.

Please contact us if needed on 01989770281 or through the web site.

We always hope to provide a warm, clean and comfortable home from home as we believe that holidays are special and we all look forward to them. We will always do our best to provide everything in good working order but sometimes it is not always possible as breakages or break downs do happen but we will endeavour to fix or mend as soon as possible.