

# Access Statement for Cottage Farm, Middlewood

## Situation

Cottage farm is situated between the B4352 and the B4348, 4 miles east of Hay-on-Wye and 18 miles west of Hereford City. We are off the main road so caution is recommended along our narrower lanes as large agricultural traffic moves along these lanes and occasionally farm animals may be found on them as well.

## Parking

We have off road parking opposite the front of the house and access is then through the front gate up three steps (approx 8 inches) and through a porch (step over sill) into the main reception area. Alternatively, for those who have limited walking, you may be able to park in our personal drive at a side entrance which has one step (approx 3 inches) and then through double patio doors ( step over ) into the main reception area.

## Rooms

Both our bedrooms are on the ground floor with two foot six door into the double and a three foot door into the twin. Access with an average wheelchair would be possible in both rooms to seating and beds. Tea/coffee facilities are located in the hall way with easy access. Extra blankets are in 'under bed' storage.

## Bathroom

Large room with a two foot six doorway but room to turn a wheel chair around in. On request we can make our personal walk in shower/wet room available for anyone who is unable to manage the bath/shower. The bathroom and toilet are all one room making it quite spacious.

## Kitchen

The kitchen is situated at the top of the stairs so that we might share the spectacular views with you. However should you not be able to climb stairs we can offer you breakfast in our hall patio area, or outside on the patio (weather permitting).

## Garden/Grounds

Guests are welcome to share the front garden at all times. Cushions for garden furniture are generally available under the stairs. The field opposite belongs to the farmhouse and therefore you are welcome to share Julie's love of gardening and animals, both wild and cultivated. Access to the conservation area and pool is through the small gate to the left of the Car park (**Please use caution as the ground is uneven and there is a steep drop into the pond. Speak to Julie for more information also see articles in hall on dresser base.**) To access the fruit trees (information in Hall) use main field gate, please use caution due to uneven ground and there may be stock in the field.

## Public Transport

This is very scarce, a list of taxis is by the door and bus times and taxi numbers will be provided by Julie on request.

## Emergency

Should an emergency arise raise the alarm for assistance, numbers and services list is at the front door and by the refreshment area.