



This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Poppinghole Farm Cottages**

### **Cottage East Barn**

#### **Introduction**

Poppinghole Farm Cottages are ideal for guests looking for a memorable stay in the East Sussex countryside. The cottages are self-catering and fully equipped for your comfort and convenience. The location is along a country lane and a car is advisable. There are 4 cottages in total accessed from the lane on a level drive to the cottages courtyard, where parking can be found in the car port and near the stable block in the courtyard.

East Barn is a 2 bedroom cottage which sleeps 4 people, there is a double sofa bed situated in the Lounge for additional sleeping if required. The cottage is on the first floor above the carport and all rooms are on the first four level. The bathrooms are ensuite; bathroom one has a bath with shower over and hand held shower attachment and bathroom two is a Shower room. The cottage was constructed on the site of an old Barn in 2011 to an exceptionally high standard.

If you have any queries or require assistance please phone telephone 01580 830622 or email [cottages@poppingholefarm.co.uk](mailto:cottages@poppingholefarm.co.uk)

#### **Pre-Arrival**

- The nearest bus stops at the end of the lane on the A21, this is about 1.5 miles down the lane. The bus will need to be hailed for the driver to stop. Buses can accommodate a wheelchair. The bus runs hourly Monday – Saturday and 2 hourly on Sunday to Hastings or Tunbridge Wells.
- The nearest train station is Robertsbridge and is in the village which is 2.5 miles from the cottages. The trains run services to London or Hastings and the South Coast. Trains can accommodate wheelchairs and access to both platforms can be via slopes and no stairs.
- We can arrange for shopping to be delivered in time for your arrival from our Local farm shop, Poppinghole Farm Shop, please let us know your requirements.

Alternatively you can arrange for a supermarket delivery from Sainsbury's or Tesco, please call the office to advise if you are placing an order so we can take delivery.

- The nearest Shopmobility is in Tunbridge Wells, 125A Royal Victoria Pl, Royal Tunbridge Wells - 01892 544355 or Hastings, Priory Meadow, Hastings - 01424 447847
- All our information and forms are available in large print on request.

### **Key Collection, Welcome and Car Parking**

- The key can be collected from The Farmhouse, which is located on The farm side of the farm yard, you will see a sign for the farmhouse on the black barn as you enter the farm yard.
- Car parking is available either under cover in the car port under East Barn or near the Stable Barn just outside the courtyard. The ground is level in the courtyard with a small step up to the cottages and into the car port. You may park directly outside your cottage, temporarily to get into or out of the vehicle and unload cases or shopping for example.
- The courtyard area is well lit at night with bollard lighting and timer lights outside each cottage. Each cottage has a hand held torch which you may use.

### **Laundry/Utility Room**

- Situated on the end of the converted barn holiday lets on the left hand side. Situated on the ground floor, there is a small step into the room.
- The door opening is 840mm/33ins wide.
- There are 2 washing machines and 2 tumble dryers which are standard size front loaders.
- Lighting is by natural light from the door and window and strip lighting.
- The flooring is tiled.
- The worktops are 920mm/36ins from floor to worktop.

### **Entrance to Property**

- The front door is 840xmm/33ins wide.
- There is a small single step into the front door.
- There is a flight of stairs from a small entrance hall leading to the first floor. At the top of the stairs there is a built-in stair gate.
- The entrance is well lit by an outside light on a timer.

- Outside leading to the front door is brick block paving.

### **Lounge Area**

- The lounge and kitchen area is situated at the far end of the corridor
- The room has 2 sofas for seating, with non-feather cushions; one sofa is a sofa bed if required. The seat of each sofa is 450mm/17.5ins high. There is a low coffee table, a sideboard, side table and lamp table.
- Furniture can be moved although heavy, please ask for staff to move any items.
- There is a flat screen television, DVD player, iPod docking station and radio with remote controls.
- Lighting is by way of natural light from the patio doors along the back wall and by 3 table lamps around the room.
- The flooring is oak, and there is a large tufted rug to the centre. The rug can be removed if required.
- There is a brick built fireplace, the hearth is brick with beading around. Tongs, poker and door opener are present for ease of use.
- There is a pedestal dining table which is 760mm/30ins from the floor to the table top, there is the pedestal section to the centre underneath the table.
- There are 4 dining room chairs with padded upholstered seats, which have no arms. The seats of the chairs are 450mm/17.5ins from the floor to the seat.

### **Kitchen Area**

- Situated on the side of the open plan to the lounge area.
- The built in oven is at low level, the door of the oven drops down and the handle is 120mm/4.75ins above the floor. There is a second oven/grill above.
- The worktop is 920mm/36ins above the floor and the sink is a butler sink which is slightly lower than the worktop at 890mm/35ins above the floor.
- There is a fridge freezer available, the highest shelf is 450mm/17.5ins from floor level and the lowest shelf is 300mm/12ins from floor level.
- There are no high level cupboards in this area.
- The kitchen is lit by way of natural light from a side window and spotlights above work surfaces.
- The flooring is oak and on one level.

### **Bedroom one**

- Situated on the left hand side at the top of the staircase.
- The door to the bedroom is 700mm/27.5ins wide.
- The room has a king-size bed. The height of the bed from the floor to the mattress is 800mm/31.5ins.
- Other furniture includes 2 bedside cabinets, tall Wellington drawers cupboard with drawers and shelves, the wardrobe is built in with hanging rail and shelves.
- Furniture can be moved although heavy, please ask for staff to move any items.
- There is a flat screen television and freesat box with remote controls.
- Lighting is by way of natural light from two side windows and 3 lamps around the room.
- The flooring is oak, and there is one large rug to either side of the bed. The rug can be removed if required.
- The bedding is Down, if you require hypo-allergenic bedding we will provide microfiber bedding, please request before arrival.

### **Bathroom one**

- Is accessed from Bedroom one, all on one level.
- The door to the bathroom is 700mm/27.5ins wide.
- The bathroom has a basin, toilet and shower bath. The basin is 850mm/33.5ins from floor to basin high with lever type taps and click clack waste. The toilet is 400mm/16ins from floor to seat with a push flush. The shower bath has a fixed shower head over and a deck shower, controls are lever type, the base of the bath has a non-slip surface, and an additional rubber bath mat is available on request.
- Lighting is by way of natural light from the window and spotlights.
- The flooring is travertine tiles and a bath mat is in place.
- Egyptian cotton towels and robes are provided.

### **Bedroom two**

- The door to the bedroom is the second door situated on the right-hand side of the corridor.
- The door to the bedroom is 700mm/27.5ins wide.
- The room has a zip link bed which can be arranged as a super king or twin beds, with upholstered head boards. The height of the bed from the floor to the mattress is 700mm/27.5ins.
- Other furniture includes 2 light oak bedside cabinets, a light oak wardrobe and a light oak wellington.
- Furniture can be moved although heavy, please ask for staff to move any items.
- There is a flat screen television and freesat box with remote controls.

- Lighting is by way of natural light from the side windows and 3 lamps around the room.
- The flooring is oak, and there are 2 sheepskin rugs to either side of the bed. The rugs can be removed if required.
- The bedding is goose down, if you require hypo-allergenic bedding we will provide microfiber bedding, please request before arrival.

### **Bathroom two**

- Situated accessed from Bedroom two, all on one level.
- The door to the bathroom is 700mm/27.5ins wide.
- The bathroom has a corner quadrant shower, a basin and toilet. The basin is 850mm/33.5ins from floor to basin high with lever type taps and click clack waste. The toilet is 400mm/16ins from floor to seat with a push flush. The shower has a fixed shower head over and a hand held shower, controls are lever type, the shower head is 1300mm/52ins from the floor and the shower controls are 1000mm/39ins from the floor. There is an additional rubber mat available on request.
- There is a large rectangular mirror above the basin.
- Lighting is by way of spotlights.
- The flooring is travertine tiles and a bath mat is in place.
- Egyptian cotton towels and robes are provided.

### **Contact information**

- Address: Poppinghole Farm Cottages, Poppinghole Farm, Poppinghole Lane, Robertsbridge, East Sussex, TN32 5BN
- Telephone: 01580 830622
- Email: [cottages@poppingholefarm.co.uk](mailto:cottages@poppingholefarm.co.uk)
- Website: [www.poppingholefarm.co.uk/cottages](http://www.poppingholefarm.co.uk/cottages)
- Grid reference: Ordnance Survey Grid Reference TQ753214
- Hours of Operation All year round