

## **Access Statement for the Coach House Backwell**

### **Introduction**

The Coach House is a self catering cottage close to the centre of the village. Access is via double wooden gates into a gravel courtyard between the Coach House and our house, with ample open, off road, car parking space.

The accommodation consist of a large open plan living and dining area with a spacious well equipped kitchen to one end, which includes an electric cooker, gas hob, microwave oven, dishwasher, fridge, freezer and washing machine. There is a fireplace with a cast iron "wood burner" style gas fire, and a solid oak floor. Upstairs there are two bedrooms. One room has a double bed and en-suite shower room (with WC and sink), the other with twin beds. There is also a separate family bathroom (with WC and sink).

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

### **Pre-Arrival**

- We have a website describing the Coach House, including directions, local amenities and terms and prices.
- Bookings / enquiries can be made via email or phone
- The nearest bus stops (north towards Bristol, south towards Weston super-Mare) are within 50m of the Coach House
- The nearest train station is 1.0 mile away. We can provide Taxi phone numbers if required.

### **Arrival & Car Parking Facilities**

- Access to the Coach House is via double wooden gates into a gravel courtyard between the Coach House and our house.
- Off road car parking (ample space for 2 cars) is available next to the Coach House
- The car parking area is level gravel.
- Entry to the Coach House is by a standard style front door. The entrance has 2 steps and would be difficult for wheel chairs

### **Entrance to the Coach House**

There is just one normal entrance (described above) to the Coach House (although there are patio doors in the lounge, to the right of the entrance door).

## **Access Statement (cont)**

### **The Interior**

The entrance door opens into the area between the lounge (to the right), the dining area (ahead) and kitchen area (to the left). Downstairs is open plan, with oak flooring.

There is one flight of straight, but steepish, stairs, unfortunately unsuitable for people with impaired mobility. The stairs have hand rails either side.

Upstairs there is a family bathroom, two bathrooms (one double with en-suite, the other twin bedded). The bath room and on-suite areas have oak flooring, the rest is carpeted.

There are smoke alarms on both floors, with a fire blanket and fire extinguisher in the kitchen area.

### **Self-Catering Kitchen**

- Standard work top height
- Kitchen open plan with Dining room, door from corridor 79cm
- Oven is electric, low level with drop down door.
- Sink is "1 ½" style.
- Hob is 90cm high and halogen
- Flooring is oak
- Evenly lit with concealed ceiling spots.
- Fridge on top of freezer.
- Dishwasher and Washing machine under work surface near sink.
- Fire blanket and fire extinguisher in kitchen area.

### **Dining Area**

- There is an oblong pine table (moveable side to side) with legs on each corner – typical height and size.
- There are 4 pine chairs, all movable.

### **Lounge Area**

- Furniture is moveable and all is non feather
- There is one sofa, two armchairs and a low level medium size table.
- There is a TV (with teletext), DVD and video players and hi-fi with CD, tape and radio.
- Broadband is available free of charge (reasonable use) on request.

## **Access Statement (cont)**

### **Bedrooms**

- Main bedroom: Queen sized double bed, with en-suite shower.
- 2<sup>nd</sup> Bedroom: Two standard single beds
  
- Non Feather duvets and pillows provided.
- All linen provided
- TV point (but no TV) in main bedroom

### **En-suite Bathroom**

- Shower with extractor fan and electric shower
- Sink
- Toilet

### **Family Bathroom**

- Bath with flexible tap shower.
- Standard bath with standard bath hand hold on each side.
- Toilet
- Oak flooring

### **Laundry**

- There is no separate laundry but there is a standard size washing machine and iron. Line available outside for drying.

### **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- Not Available

### **Grounds and Gardens**

- Good sized garden grassed available.
- Some equipment suitable for children available – tennis table, football goal, cricket set etc.

## **Access Statement (cont)**

### **Other facilities**

#### **Shops**

- Local super market,
- Fish & Chips and Indian take-aways, Chinese in next village (5 mins, car)
- Bistro
- public houses,
- post office,
- bakers, with coffee bar
- hairdressers,
- library, estate agent, carpet shop, vets and others shops are also available in the village.

#### **Leisure Facilities, Outdoor Facilities**

- There is a recreation ground with two areas suitable for young children and a leisure centre (swimming, squash) in the village.

#### **Additional Information**

- Information folder available in Coach House (local info, brochures, places of interest etc)
- Good mobile phone reception
- In the event of fire leave the Coach House and make contact with owners (house opposite)
- The Coach House is no smoking
- We have a dog (friendly Labrador) who will often be in the garden.

#### **Contact Information**

Address: The Coach Hose, 73 West Town road, Backwell, Bristol, BS48 3BH

Phone: 01275 464635

Email: [info@coachhousebackwell.co.uk](mailto:info@coachhousebackwell.co.uk)

Website: [www.coachhousebackwell.co.uk](http://www.coachhousebackwell.co.uk)

**We welcome your feedback to help us continuously improve. If you have any comments please leave them in the visitors book or by e-mail to:**

**[comments@coachhousebackwell.co.uk](mailto:comments@coachhousebackwell.co.uk)**

**Updated: 03/03/2013**