

Access Statement for 'The Chicken Shed'

Introduction

The Bedford family look forward to catering for all your needs. We currently have a one bedroom bed and breakfast facility but are planning to expand. 'The Chicken Shed' is situated in the courtyard of a 1760 Sussex flint barn complex and the accommodation is at ground floor level.

The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will try to help.

Pre-Arrival

- The main train station is 5 minutes away by car or a 15 minute walk away.
- There is a regular taxi service from the station. We are happy to make bookings for you.
- We have a web site to advise people of our facilities. Visit www.thechickenshed.englishhome.net
- We can be contacted by telephone, or by e-mail. Tel. 01243 553817 or elaine@bedford52.plus.com
- There is a bus stop in the village that connects Barnham with all local towns.

Arrival & Car Parking Facilities

- On arrival at the property please pass through our electric gates, these are open 24 hours when our B & B is operating.
- There is adequate room to park your car in front of our property by the front door.
- The car park surface is level, with gravel and a brick footpath to the barn's front door only a few metres away.
- We are happy to assist guests with their luggage.
- Our car park is very secure and well lit at night.
- Please ensure you advise us of your anticipated arrival time so that we can be sure we are here to welcome you.
- If you arrive by train call us and we would be happy to collect you.
- Arrival time is normally after 2.30pm. If you wish to come earlier please advise us so that we can make sure your accommodation is ready for you.

Main Entrance, Reception & Ticketing Area

- Our front door has one step up, 6 inches high.
- Please ring the door bell or knock, we will most certainly be here to meet and greet you.
- On entry into our barn there is a reception area where we will check you in for your stay. The floor is of even stone slab.
- Seating is provided in the lobby should you need it.

Public Areas - Hall, Stairs, Landing, Corridors etc

- Post check- in we will show you to 'The Chicken Shed'. This can be accessed via the courtyard.
- Access to the flag stone and grassed yard is via an oak door, (one 6 inch step down) Standard door widths are 30 inches.
- The courtyard is well lit at night with heat sensitive lighting.
- Alternative access to 'The Chicken Shed' for guests is via a wooden gate directly accessible from the gravelled drive way.
- The flooring in our property is either traditional flag stone or solid oak.
- Entry into 'The Chicken Shed' is via double oak framed glass doors, 4 feet wide when fully opened. One step up of 6 inches will need to be negotiated to gain access to the Chicken Shed.
- The breakfast room in the main Barn can be accessed via the courtyard by going through an oak framed glass door again 30 inches wide.,
- Again a step of 6 inches up will be needed to access the breakfast room in the main barn and a further 2 steps to the dining area.

Public Areas - Sitting room, lounges, lobbies etc

- Breakfast is served in the vaulted dining room of the main barn, there are beams of oak that date back to the 1700`s, the floor is of oak.
- Access to the dining area is from a stone flag floor lobby up 2 x 6inch oak steps.
- Our dining table and chairs are of oak all made by a local carpenter, beautifully crafted. Soft upholstered high back chairs.
- Wonderful views across adjacent fields are possible from the dining room with a small fruit orchard.

Public WCs

- The double bedroom in 'The Chicken Shed' has a king size bed, with en-suite shower and WC.

- There is an additional WC available for guests use adjacent to the dining room, 2 x 6 inch steps will need to be negotiated.

Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe

- Menus can be provided on request and in large print if required.
- We do not play background music in any area of the B&B unless requested.
- Our oak dining chairs have soft coverings but no arms.
- The dining furniture is not fixed and can be moved upon request.

Laundry

- Not available, however an iron and ironing board is available on request.

Shop

- Not available.
- A morning newspaper is provided please tell us your preference the night before.
- There is an excellent assortment of shops in the village including a post office, bank and convenience store.

Treatment room/s

- Not available.

Leisure Facilities

- Set in the Sussex countryside 'The Chicken Shed' has wonderful walks right on the doorstep.
- We have a hot tub next to 'The Chicken Shed' which can be used by guests, subject to advance notice.

Outdoor Facilities

- On the courtyard outside of 'The Chicken Shed' is a set of tables and chairs specifically for guests use.

Bedrooms & Sleeping Areas

- The leather king size bed is 2 foot high. Television with remote control and Freeview and dvd player with a good selection of dvd's.

- At least 30 inches access room either side of the bed.
- Flooring of oak and a large white woollen carpet in the centre of the room.
- Two leather arm chairs with arms are provided for guests comfort.
- The door width into the en-suite shower room is 30 inches and like the remainder of the building of traditional oak.
- The accommodation benefits from under floor heating and can be controlled by our guests,
- Lighting is by means of bed side lamps and overhead spotlights with dimmer switches.
- There is a good contrast in decor.

Bathroom, Shower-room & WC [Ensuite or Shared]

- Door to the shower room opens inward into the bedroom. The shower room is exclusively for our Chicken Shed guests.
- Free floor space clear of the door in the room is 6ft 6ins x 3ft. The shower cubicle has a step/edge of 6 ins.
- The toilet seat height is 16 ins. The flooring in the shower room is of ceramic tile with under floor heating.
- Heated towel rail provided.
- The wash basin is rounded at the front and is 33 ins high.
- The room has ample draws and cupboards with internal cupboard lighting, as well as spot lighting to the ceiling.
- Courtesy lighting to vanity mirror. Extractor fan fitted for convenience.

Self-Catering Kitchen

- Tea and coffee making facilities are provided in the room.
- Crockery and cutlery is provided for guests use.
- A coffee table 18 ins in height is provided.
- A fridge is provided with complimentary milk orange/apple juice and bottled water.
- Crisps and chocolate nibbles are also available in the room.

Grounds and Gardens

- The enclosed courtyard garden is available for guests, it is very peaceful and private.

Additional Information

- Mobile phone reception is good from 'The Chicken Shed'. Internet access can be provided by a USB connection to laptop.
- Dogs unfortunately cannot be accommodated.
- We are a non smoking facility, however guests can smoke on the courtyard, ash trays can be provided.
- Evacuation is by means of two separate gates either side of the courtyard, which are marked as fire exits .
- There is a fire extinguisher and fire blanket in the room.
- First aid supplies are provided in the shower room cupboard.
- Additional blankets are available on request.
- Notelets and envelopes are available in the back of the guests welcome folder.
- Full details of emergency contact nos. are provided in our information pack for doctors , chemists, cash machines, fuel etc.
- We are happy to make theatre bookings for you, please ask us for help and advice.
- We provide a comprehensive booklet of local restaurants, including their menus, we can even make a reservation for you.
- We have an up to date fire risk assessment available in your room for inspection.
- We have a comprehensive fully approved electrical wiring and appliance certificate to give you peace of mind.
- We ask that our guests to not light candles in 'The Chicken Shed' for safety reasons.
- **Above all our aim is to make your stay a comfortable and memorable experience, such that we hope you come back.**

Address:

The Chicken Shed,
Highground Barn,
Highground Lane,
Barnham,
West Sussex,
PO220BU.

Your hosts are Terry & Elaine Bedford.

Tel. 01243 553817

Mobiles Terry 07834 767 243

Elaine 07736 673 090 or 07793 650 272

website www.thechickenshed.englishhome.net

e-mail elaine@bedford52.plus.com

Hours of operation - the B&B is our home so is occupied 24 hours per day.

Local public transport numbers:

Barnham Taxis 01243 551753

Cabco Taxis 01243 555523

Future Plans

- We are planning a second double bed en-suite room in our converted stable block opposite 'The Chicken Shed', more information to follow.

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01243 553817 or email elaine@bedford52.plus.com

Created: 29 April 2010