

## **Hall Court Farm**

### *Access Statement*

1. Approach. Hall Court is approached by a hard driveway. Cars can park (or drop off guests) within half a metre of the Front Door (east) or the Sunroom Door (west). There is ample parking on three sides of the house.

2. At the Front Door there are 3 steps ( 16 cm deep). The doorway is wide ( 104 cm) and opens into a wide, carpeted, Hallway with high ceilings.

3. At the Sunroom Door there is one step of 15 cm. and then two wide doorways which open into the wide, carpeted Hallway as above.

4. Either side of the Hallway are two rooms – one being the Dining Room for guests with large dining room table and chairs and ample room for movement around the table. The other room is the Drawing Room for guests, with a sofa ( 48 cm high) and two easy chairs ( 41 cm and 46 cm high). There are no steps into either of these rooms. The ceilings are very high.

5. Stairs. (all carpeted) There is one wide (93 cm) staircase (with landing area two thirds of the way up). As you go up the wall is on your left and a strong wooden banister rail on your right. There are 14 stairs (each 18 cm high and 29 cm deep) to the half-way landing which is 112 cm by 233 cm. There are then 6 similar stairs to the top landing.

6. The top landing is wide and spacious, carpeted with two small tables which are positioned so as not to interfere in any way with movement of guests, luggage, wheels, etc.

**Bedrooms and Bathrooms:** All the doorways into these rooms are wide (88 cm wide) and all the ceilings are high. The bedrooms are all carpeted and the bathroom and shower areas have non-slip floor tiles.

7. Bedroom 1 - Twin en-suite. This is approached in a straight line from the top of the stairs ( 5.2 m. ) There is a sitting area (two easy chairs of 44 cm high). The sleeping area has two twin beds (each 57 cm high). From there you walk straight into shower room (no steps). Low level W.C. (40 cm high) Washbasin ( 83 cm high) and walk in

shower. The shower cubicle is spacious and would have room for a guest to sit on a stool under the shower. (60 cm by 120 cm) There is a ledge of 14 cm to step over into shower. Rubber mats are supplied for safety in the shower area.

8. Bedroom 2 - Twin room with private shower room. From the stop of the stairs it is 5 m. to this room and 4.5 m. to the private shower room ( it is 285 cm from the bedroom to the private shower room.) Dressing gowns are provided. The twin beds in this bedroom are 61 cm high and there are two easy chairs (38 cm high and 41 cm high). The shower room has low level W.C. (40 cm high), washbasin ( 83 cm high) and walk-in shower. The shower cubicle is spacious and would have room for a guest to sit on a stool under the shower. (60 cm by 120 cm) There is a ledge of 14 cm to step over into shower. Rubber mats are supplied for safety in the shower area.

9. Bedroom 3 - Double-bedded room with private bathroom. This room is approached by turning down a wide carpeted corridor at top of stairs and taking first door on the left ( 78 cm from landing.) The double bed is 4ft. 6 in. size and 53 cm high. There is a large easy chair (48 cm high) The bathroom is 4.5 m. further down the same corridor (dressing gowns are provided) The bathroom consists of low-level W.C. ( 44 cm high), washbasin ( 84 cm high) and bath which is 57 cm high, 57 cm wide and 160 cm long. There is also a shower over the bath.

There are no rugs or loose mats anywhere in the house, upstairs or downstairs. There is a Hessian doormat (3 cm. high) as you approach the Front door.

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