

Access Statement for The Beanacre Barn

Introduction

The Beanacre Barn is a detached, stone built, single storey, self catering, holiday cottage (converted barn) part of the property known as Church Farm in the village of Binegar, Somerset.

Pre-Arrival

- A very informative website is actively maintained for The Beanacre Barn at www.beanacrebarn.co.uk
- The website includes a floor plan and detailed descriptions, with many pictures, of all the rooms and the facilities provided. A copy of the floor plan is shown at the end of this document.
- The website provides details of the The Beanacre Barn's garden, which is for the exclusive use of guests.
- The website provides details of the many places of interest (historic, arts, sports, recreation) and of the fine pubs and restaurants in the local area.
- The website provides an up-to-date availability calendar and full contact details enabling bookings to be made by email from the website, by telephone or letter.
- The website provides links to enable guests to locate The Beanacre Barn on the map and to obtain driving directions to be downloaded as required.
- The nearest bus stop is at Binegar village green, 400m away.
- The nearest railway station is at Castle Cary, 10 miles away, with direct connections to London
- The nearest airport, Bristol, is 23 miles away.

Arrival & Car Parking Facilities

- The Beanacre Barn is approached by a private lane from Turner's Court Lane, a narrow public road running east from the crossroads at Binegar village green.
- The entrance to the private lane is clearly signed Beanacre Barn supplemented by the Red Rose 'enjoyEngland' 4 Star sign
- The private lane opens into a large gravelled courtyard, where ample parking space is available immediately outside the front door of The Beanacre Barn. Vehicles may be positioned as most convenient in the area in front of The Beanacre Barn. There is ample turning space.

General

- The Beanacre Barn is strictly non-smoking.
- The accommodation is on one level throughout.
- The accommodation has the benefit of oil-fired central heating.
- WiFi internet access is provided free of charge.

Main Entrance

- The main entrance to The Beanacre Barn is at the middle front of the building.
- The key is available for collection from the owners at Church Farm House, 25m from The Beanacre Barn.
- The entrance is covered by an open-sided oak framed porch, to which there is a single step (15cm) up from the gravelled courtyard. The porch is 1.5m wide.
- The front door, a stable door, is 0.9m wide and 1.8m high. Please note this is **LOWER** than normal.

Hall

- The front door opens into the hall way, which is divided from the kitchen and dining area by an open, oak framed, wall.
- The floor throughout is level flagstones, with overhead lighting controlled by conventional wall mounted switches
- Doors on the left give access (0.7m wide, 1.9m high) to the bedroom and to the shower room / toilet.
- Access (2m wide) to the kitchen and dining areas is to the right. The sitting room is through the kitchen.

Sitting room

- Access to the sitting room is through the kitchen / dining area through a archway (2m wide).
- The pine board floor is level with a large floor rug in front of the fireplace. Double half-glazed doors to patio.
- There is a log burning stove against the rear wall. Logs, fire lighting supplies and instructions are provided.
- The sitting room has two armchairs and a three seat sofa, which can provide an additional double bed (4ft) for occasional visitors.
- The overhead lights have dimmable switches. Two free standing lamps and two further table lamps provide additional lighting possibilities. Where appropriate low energy bulbs are used.
- Television (digital freeview), DVD player, video and HiFi are all provided.

Dining Area

- The dining area is in one half of the open plan kitchen / dining area.
- It is approximately 3m x 2.5m in size
- A sturdy pine table and 4 armless chairs, with cushions, are provided. All are moveable.
- The table has a bright pendant light immediately overhead.
- The floor is level flagstones
- The dining area has a wall radiator under the window
- There is a pine dresser, containing table crockery and glasses, against the adjacent wall.

Bedroom

- The bedroom is accessed from the hall area.
- The doorway is 0.7m wide and 1.9m high. The door handle is a traditional style with a latch.
- The room has two windows and a wall radiator.
- The room has two single (3ft) sturdy pine framed beds with quality interior spring mattresses.
- Bed linen is top quality cotton with feather/down duvets and two feather/down pillows for each bed. A cotton throw is also provided.
- Hanging space for clothes is provided in a feature alcove.
- The floor is level, made of pine boards with floor-rugs at the side / between the beds
- Two chests of drawers are provided, one of which between the beds serves as a bedside table for both beds.
- Two upright bedside chairs, two bedside lamps, a radio and a television (with remote control) are provided.
- The overhead lighting may be adjusted by dimmer switches.

Shower-room & WC

- The shower room is accessed via a door from the hall area, next to the bedroom door. The doorway is 0.75m wide and 1.9m high.
- The shower room has a large shower area (1.2m x 0.9m), walled on three sides with inward folding glass door (0.7m wide). The step up into the shower area is 10cm high.
- The shower is a wall mounted thermostatically controlled power shower with demountable handspray unit.
- There is a ceiling mounted, light switch controlled extractor fan.
- There is a pedestal hand basin with separate traditional style hot and cold taps
- The floor standing toilet, to the right of the basin, has space of 30cm on either side
- The floor standing bidet to the right of the toilet, has 30cm space on either side. It has a traditional style mixer tap

Kitchen

- The kitchen, which is part of the open plan kitchen / dining area, is L shaped. There is a stainless steel sink with mixer tap, electric ceramic hob with overhead extractor, fan oven, microwave, free-standing fridge/freezer, electric kettle, toaster and coffee machine.
- There is a dishwasher and washine machine under the continuous worksurface which is 90cm high,
- The kitchen area is approximately 3m x 3m with a level flagstone floor.
- There is a ceiling mounted mains powered heat sensing alarm
- A large skylight window and a window in the wall behind the sink gives lots of natural daylight. Additional lighting is by a number of overhead spotlights.
- A fire extinguisher and fire blanket are located next to the cooker.
- Pans are stored in a drawer at the base of the oven, with other cookware in the cupboards under the worksurface.
- Cutlery and cooking utensils are kept in drawers.

Garden

- The Beanacre Barn garden is a particular feature which is intended for the exclusive use of guests in the Barn.
- There is a south facing small patio at the eastern end of the Barn, which may be access via the double doors from the sitting room (two 10cm steps down) or through the garden.
- A table, four chairs and sun umbrella are provided on the patio. There is a wall mounted light for the patio, the switch for which is in the sitting room.
- The garden which is approximately 25m x 15m has high walls on three sides. Wide borders densely planted with shrubs, climbing roses, clematis, irises, peonies, and other many other perennials enclose a large level area of lawn.

Additional Information

- The Information Folder includes instructions regarding fire precautions and escape routes; details of telephone numbers for contacting agencies such as local police, doctor and dentist; recommended local restaurants and pubs; etc
- Manufacturer's instructions for equipment are provided in a separate folder.
- The Information Folder also contains a number of pre-printed leaflets providing details of local village walks.
- The National Trust Handbook and an extensive range of tourist leaflets regarding local places of interest; local farm shops and specialist food outlets; arts and crafts; theatre; music etc

Address:

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Binegar
Somerset
BA3 4UA

Telephone: +44 (0) 1749 841628

Email: enquiries@beanacrebarn.co.uk

Website: www.beanacrebarn.co.uk

Future Plans

Continued development and improvement of garden and guest facilities.

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01749841628 or email argriffin@beanacrebarn.co.uk

Plan of The Beanacre Barn

