

Access Statement for Skimblescott Barn

Introduction

Skimblescott Barn is located on a working family farm, breeding sheep and growing cereals. It is a converted barn all on one level with a small step up to the front door. There is an entrance hall with cloakroom/wc and storage cupboard. Off this is the very spacious and well equipped kitchen/dining room. To the other side of the hall is the large living room and off this is a further hallway with bathroom, double bedroom and twin bedroom.

Pre-Arrival

- Enquiries can be made by either telephone or email with a brochure available on request. Property is in a rural area with limited public bus service. The village of Brockton is 2 miles away and can be accessed either by car or by public footpath. The nearest small town is Much Wenlock, which is 6 miles and a slightly larger town, Bridgnorth, is 8 miles. Main shopping Centres of Shrewsbury and Telford are both 19 miles away.

Arrival & Car Parking Facilities

- There is a spacious gravelled car park, with parking for at least 4 cars. The entrance to the Barn is located through a wooden gate (50 x 50, the latch being 42 from ground level) into the garden. The path is gravel with inlaid paving slabs and is uneven. There is lighting to the car park area and also outside the front door.

Main Entrance, Reception & Ticketing Area

- There is a step up to the front door (8 high). The front door is wooden (hinged on the left and measuring 31 x 76, the keyhole being 34 from ground level) and has a standard lock. The hall is lit by an energy-saving bulb. The flooring is tiled with a doormat inside the front door. Light switches for the hall, outside and car park are located behind the door at a height of 44. The size of the hall is 4'4 x 11'11.

Public Areas - Hall, Stairs, Landing, Corridors etc

- N/A

Public Areas - Sitting room, lounges, lobbies etc

- The living room is accessed from the hall via a wooden door measuring 2'5 x 6'3, hinged on the right with a suffolk latch (height 5'). The light switches are located at a height of 3'8, one in the hall and one by the door to the bedrooms. All sockets are 1'5 from ground level. Flooring in the living room is carpeted (beige/brown short pile) with a door mat in front of the french windows. Lighting is by 2 chandeliers, each with 5 candle bulbs. There is also a table lamp. French window and patio door are both toughened glass. There is a TV, Video and DVD all with remote controls. The fire is electric with a remote control. There is a three seater and a two seater settee. The room measures 15'10 x 20'. There is a wooden door to the bedroom corridor which measures 3'4 x 19'2 and is carpeted the same as the living room. Light switches are at 3'8 and sockets at 1'5.

Leisure Facilities

- There is an outdoor unheated swimming pool in the owner's garden, which guests have the use of. It is approximately 12 x 24 feet and approximately 5 feet deep at the deep end. This is securely fenced with seating available. The nearest leisure facilities are located in Much Wenlock and Bridgnorth, where there are swimming pools and sports halls.

Outdoor Facilities

- Swimming pool as described above. Guests are welcome to walk around the farm and a map with suggested walks is provided. Guided tours are available.

Clubs & Entertainment

- The nearest entertainment venues are The Edge in Much Wenlock which provides a weekly film on a Monday night plus various other events. There is a cinema and a small theatre in Bridgnorth which

provides plays and entertainment. Other venues are Theatre Severn in Shrewsbury and the Assembly rooms in Ludlow which have a varied programme of events.

Bedrooms & Sleeping Areas

- 1 double bedroom accessed from corridor via wooden door, hinged on right, measuring 2'5 x 6'3 with suffolk latch at 5'. Light switch on left at height of 3'8. Pine bedstead with 4'6 double mattress. All bedding is hypo-allergenic. Space on left side of bed is 2'8 and on the right side is 3'9. The room measures 13'4 x 11'8. Bedside lamps on each side of the bed. Carpeted with short pile beige/brown carpet. Light switch on right inside door at 3'8 and sockets at 1'5. Torch located in bedside table.
- 1 twin bedroom accessed from corridor via wooden door, hinged on left, measuring 2'5 x 6'3 with suffolk latch at 5'. 2 x 3ft divan beds with metal headboards. Space between beds is 3'7, to the left of bed 1 is 3'8 and to the right of bed 2 is 3'7. Carpeted with short pile beige/brown carpet and fully furnished with bedside tables, chest of drawers and wardrobe. Lighting is by spot light and bedside lamps. Torch provided in chest of drawers between beds.

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

- The bathroom is located off the bedroom corridor via a wooden door hinged on the right, measuring 2'5 x 6'3. The pull light switch is located on the left. It is spacious with full sized bath measuring 1'10 x 5'6 x 2'5, WC (height to toilet seat 1'5), washbasin (height 2'6) and separate shower with a step into it (9).
- The space to the left of the toilet is 11 and to the right is 1'5.
- The height of fixed shower head is 6'2. There is also a shower attachment on the bath tap.
- There is a shaver point above the washbasin with a light with a pull switch.
- Floor is tiled and walls half tiled around bath, WC and washbasin.
- Shower is standard size with a fixed shower head and is fully tiled.
- Lighting is by downlighters with shaving light over washbasin. The size of the bathroom is 6'3 x 8'11.

Self-Catering Kitchen

- The kitchen is accessed from the hall via a wooden door, hinged on the left (size 2'5 x 6'3). The light switches are located on the right at a height of 3'8. There are 4 plug sockets at a height of 1'5, plus others on the wall above the kitchen base units.
- The kitchen is very spacious with floor tiles and doormat by Courtyard door.
- Stainless steel sink unit with dishwasher, washing machine, electric cooker with grill, double oven and ceramic hob, full size fridge/freezer. Base units (height 2'11 high x 1'11 deep) provide storage for crockery, cooking utensils, and cleaning products. Wall units provide storage for cups/saucers/mugs/glasses and food. There is a drawer unit with 3 drawers for cutlery, teatowels/table cloth/hand towel/oven gloves and bin bags/torch.
- Lighting is by spotlights in kitchen area, with lights under wall cupboards and a concealed strip light over the sink. In the dining area is a chandelier with 5 candle bulbs.
- Dining table measures 3' x 6'.

Grounds and Gardens

- Large, lawned garden, fully fenced with seat built into fence. Step (8") up onto lawn off gravelled path. Garden table and chairs with parasol. Plum trees and cherry tree in garden.

Additional Information

- Smoke detectors fixed in main entrance hall and in bedroom corridor. CO2 detector in hall. Fire escape via door in bedroom corridor into courtyard, French windows out of living room into garden, main front door into garden and patio door out of kitchen into courtyard. Keys kept in all locks.
- Owner has been on a Welcome Host Course.
- Mobile phone reception best on Orange (EE). Mobile 'phone (PAYG) available for guest use.
- Dogs and other pets welcome if well behaved.

Address: Skimblescott Farm
Brockton
Much Wenlock
Shropshire
TF13 6QS

Telephone: 01746 785664
07814 952232

Email: skimblescott@yahoo.co.uk

Hours of operation: 12 months a year

Future Plans

The property has been re-decorated throughout during 2011 and the kitchen and hall in 2012. The living room will be re-painted during the Winter of 2012/13.

Landscaping to the approach was carried out during 2011.

Ongoing maintenance of property and furnishings is planned for 2012.

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01746785664 or email skimblescott@yahoo.co.uk