

Access Statement for Hoste Barn 2012-13

Introduction

Our self catering 16th century tithe barn is both spacious and light. It has sleeping areas both up and downstairs both with ensuite facilities. Included is as much information as we could provide but please call if you need more. We look forward to welcoming you.

Detached self catering thatched barn in grounds of our main house.

2 x off road parking spaces

Large gardens, enclosed but not dog/child proof.

Full sized LTA rated tennis court shared with owners.

Football/play area

Outside garden seating and table for 6. BBQ, gas.

Pre-Arrival

- we have an extensive website www.hostebarn.com
- bookings and availability are online
- nearest train station is North Walsham or Worstead, both 3 miles away, on the line from Norwich
- nearest bus stop 1 mile on main road B1150
- it is possible to have food delivered from Tesco's
- there is a mobility shop in North Walsham which is 3 miles away
- Telephone, mobile and email to owners
- Full website and online availability and booking
- Website access statement online and in print

Arrival & Car Parking Facilities

- 2 x off road parking spaces, 1 gravel, one grass over hogging, signage at rear of barn,
- drop off point directly outside main entrance, 2m from door
- gravel path to front steps, York stone steps and area in front of barn
- Five bar path gate from parking to barn path, 50m level gravel path with automatic lighting from car park to entrance, path width 1m, 2 stone steps to entrance door, riser 10cm each, 9cm oak lintel to front door.
- Pet friendly assessed by tourist board
- Signage in large lettering for parking and routes to tennis court and

paddock

- Access by keysafe front door key with code emailed in welcome email
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Main Entrance

- 2 stone steps 10cm risers from gravel drive, 9cm oak lintel
- automatic sensor lighting in front door sheltered entrance
- antique yorkstone uneven throughout downstairs barn, underfloor heating
- the entrance opens at base of stairs and curves around into a small sitting area next to kitchen
- this area is very light as the whole barn entrance is glazed

Public Areas - Hall, Stairs, Landing, Corridors etc

- Hall
- flagstone floor as above
- stairs to upstairs bedroom and bathroom, risers 20cm, treads 25cm, x13 steps, width min 79cm, handrail ht 105cm, lit by 3 uplighters, (building reg compliant rail and stairs)
- min access width of hall 87cm
- entrance door width 82cm
- burglar alarm
- coat hooks, umbrella/shoe basket
- 4 lights, wooden trunk, sofa chair table, cushions for outside chairs.

Public Areas - Sitting room, lounges, lobbies etc

- oak wooden staircase goes up to first floor bedroom which is galleried towards the main opening of the barn
- there are water and food bowls for dogs, with bedding if required. There is also a crate for dog if needed
- Main sitting room and dining area, sofa, sofa bed, 2x coffee tables, cupboard, curtain across glazed fire door to kitchen with step up to kitchen, riser 14cm.
- dining table ht 71cm, 2mx90cm, 6 chairs, height 48cm
- Dimmable computerised lighting , 3x floor lights,

- Uneven antique flagstone floor throughout
- 50 inch plasma TV, full surround sound cinema, hifi.
- feature Dru gas fireplace
- emergency phone available
- WiFi and email facilities. Own laptop required.
- emergency landline, poor reception all mobile phones.
- connection for ipod to stereo
- alternative exit route via 82cm width to breakfast terrace, 9cm oak door lintel, step to courtyard riser 25cm.
- firealarm.
- wicker trunk
- hifi built in cupboard
- thermostat

Downstairs WC

- downstairs toilet and shower room, access from lounge, 73cm door width, step riser 6cm,
- uneven antique yorkstone flag floor
- overhead shower 104cm deep, 98cm wide, control at ht 127cm
- automatic water triggered ventilation, 2x opening windows
- double sinks at ht 72cm, taps monoblock
- toilet, dual flush, ht 45cm
- Access from bedroom width 73cm door, down step 9cm riser, fire door between
- towel rail.
- thermostat.

Laundry

- laundry cupboard in downstairs shower room, with automatic light, floor level washing machine, tumble dryer at 90cm,
- ironing board and iron
- hoover
- floorbrush
- drying rack

Outdoor Facilities

- seating area for 6 on terrace with lighting

- seating area for 4 on courtyard terrace,
- enclosed gardens, paddock and LTA tennis court shared with owners,
- BBQ gas,
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Bedrooms & Sleeping Areas

- Downstairs bedroom access to shower room and toilet
- uneven flagstone floor
- firealarm, one opening window, thermostat.
- dimable bedside lights and ceiling lights
- 2x single beds 90x200cmx 54cm, or joined as kingsize.
- width between beds cm
- full length mirror, wardrobe 84x180x30cm, stool ht 48cm, window blind, bedside table ht 73cm
- Upstairs bedroom, access by stair as described previously, open plan mezzanine
- kingsize bed, 152x212x46cm,
- bedside telephone socket bedside lights x2, alarm clock/radio,
- oak wood floor
- built in wardrobe and wooden hangers, floor length mirror.
- luggage rack, 1 chair, 1 dressing table
- Firealarm
- door into ensuite bathroom 59cm
- dimmable lighting

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

- upstairs bedroom ensuite bathroom
- access through 59cm door
- double ended bath with wallmounted filler, ht 55cm, 79x173cm.
- toilet dual flush ht 40cm
- min width 66cm
- single basin with shelves under 72cm high, monoblock filler
- radiator with towel rail above, thermostat,
- water triggered ventilation system

Self-Catering Kitchen

- open plan kitchen to hall,
- uneven antique yorkstone flags
- min width 75cm,
- worktops granite, 90cm high, single sink with triflow tap and filtered drinking water,
- fidgefreezer, 80cm/floor level
- electric oven 42cm, electric ceramic hob 90cm
- firealarm
- dishwasher floorlevel
- microwave 90cm
- cupboards x10, drawers x6, recessed dimmable downlights, extraction hood + lights,
- exit door 80cm wide to courtyard, 9cm oak lintel, steps riser 16cm and 25cm
- firedoor to lounge, down 1 step, riser 14cm. 80cm wide door.
- 4x kitchen bar stools ht 66cm
- thermostat

Grounds and Gardens

- gardens on single level,
- mixed surface grass/flag/cobble/gravel
- seating area by tennis court for 6 chairs and table,

Additional Information

- clear laminated instructions in case of fire
- fire extinguishers upstairs and down, fire blanket in kitchen
- fire alarms linked and building regs approved
- no smoking on premises, thatched roof.
- pet friendly with pet policy, tourist board approved facilities,
- no mobile phone network, emergency land line available and email access via wifi
- usually onsite owners, always contactable by phone,
- dog crate available,

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Future Plans

- development of outbuildings to provide storage for bikes, fully equipped gym, planning to start this year for opening 2012, almost finished and may open early
- provide floor plan of barn
- review restaurant guide and update
- make plan of garden with map for guests
- addition of sculpture tour to garden
- update paintings and photos in barn
- further garden development

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01692538224 or email info@hostebarn.com