

## **ACCESSIBILITY STATEMENT**

**NAME: POST HOUSE**

**PROPERTY CODE: POSTH**

### **APPROACH TO PROPERTY**

Turn into private lane (comprised of concrete and hardcore chippings) leading downhill towards property. Property is first on right hand side, turn into gravel driveway with ample parking behind property.

### **ARRIVAL**

From parking area adjacent to the property approach via wooden garden gate with paving stones laid in gravel leading direct to main entrance.

### **MAIN ENTRANCE**

One step up to door (150mm height x 560mm width) and further step over wooden door threshold (100mm high). Door width 740mm. External lighting.

Alternative entrance along front of property approached via gravel pathway leading to two steps (180mm height x 600mm depth x 900 width) and (160mm height x 580mm depth x 900mm width) plus wooden door threshold (80mm height). External lighting.

### **GROUND FLOOR**

From main entrance enter into kitchen/diner and from kitchen/diner doorway (760mm width) leads to lounge. Ground floor laid with solid oak wide planks (uneven in places) with head height of 2150mm.

### **INDIVIDUAL DETAILS OF ROOMS**

Kitchen – standard height base units (930mm height), butler sink, microwave positioned at height of 1250mm. Dining table and 4 chairs.

Lounge – Rug and runner on floor. External door leading to garden. Wooden staircase.

### **FIRST FLOOR**

Accessed via 12 steps. Six steps (200mm height x 240 depth x 730mm width) leading to half landing (area 760mm x 1760mm), further six steps (size as above) leading to carpeted landing with access to two bedrooms and one bathroom.

### **INDIVIDUAL DETAILS OF ROOMS**

Bedroom 1 – Double bedroom with ample free floor space around bed (1300mm to each side of bed to wall). Doorway width 740mm. Double aspect windows at floor level. Two roof velux windows.

Bedroom 2 – twin bedded room with 800mm space between beds and 800mm & 700mm space between left and right beds and wall respectively. Doorway width 740mm. Low level window. Two roof velux windows.

## **BATHROOM & WC**

Standard bathroom suite with bath height of 560mm and glass bath screen. Doorway width 660mm. Pull cord for shower, fan & lighting. Mirror with pull cord lighting and shaver socket. Largest free floor space is 1500mm x 1200mm.

## **GROUNDS & GARDEN**

Garden approached through kitchen/diner or lounge. Garden has paved patio area with wooden furniture, lawn area and gravel pathways. Access to field along rear of barn, slight incline along gravel leading to field.

Access to further field across private lane leading to wooden gate leading to field with downhill incline. Children to be supervised crossing the lane as there is occasional traffic from farm and residents access.

## **PUBLIC TRANSPORT**

Nearest rail link is Barnstaple or Exeter and Holsworthy has a bus link.

## **ADDITIONAL INFORMATION**

Good mobile reception, Wi-Fi internet access, orthopaedic mattresses, I-pod dock and nearest supermarket, Waitrose, within 1.5 miles.

