

**Elmsted Court Farm
Elmsted
Ashford
Kent TN25 5JN**

ACCESS STATEMENT

The bed and breakfast is in our late 14th century farmhouse, situated off the road in its own grounds. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- We have a website – www.bandbcanterbury.co.uk
- Bookings/enquiries can be made via e-mail – carol@elmsted-court-farm.co.uk, or phone 01233 750269
- The nearest bus stop is 0.5 miles away, there is a very limited bus service to and from Canterbury
- The nearest train station is at Wye, 4.5 miles away

Arrival & Car Parking Facilities

- There is car parking off road to the side of the house which is gravel. There is a concrete path to the rear door of the property.
- The entrance at the rear of the house has one step 11 cm high. A ramp can be provided upon request. A step into the door is 11 cm. The door is hinged on the right and it is 75 cm wide. There is an outdoor light.

Entrance/Lobby

- The lobby measure 115 cm x 280 cm
- There is lino floor covering with a runner on top
- There is a light switch on the left hand side by the entrance door
- The door leading into the reception area is hinged right. Height of door 180 cm width 76 cm

Reception Area/Stairs

- The flooring is quarry tiles
- The door to the stairs is hinged left, width 73 cm height 180 cm
- The stairs are carpeted
- There are 12 steps in a slight spiral to left and right each step is approximately 19 cm high.
- There is a hand rail on the left and right hand side of the stairs

Double Bedroom

- Door width 80 cm hinged on the right
- Double bed – 5ft Kingsize
- Bed height 56 cm floor to top of mattress
- Non feather duvets and pillows
- Sheets, duvet covers and pillow cases cotton/polyester
- Bed is movable if more space is required to one side
- Flooring – short pile carpet
- En-suite door hinged on the right 67 cm wide
- Toilet Seat 43 cm from floor
- Shower door hinged right, door width 60 cm
- Sink height 80 cm

Twin Bedroom

- Door width 79 cm hinged on the right
- Two single beds
- Bed height 54 cm floor to top of mattress
- Non feather duvet and pillows
- Sheets, duvet covers and pillow cases cotton/polyester
- Beds are movable if more space is required to one side
- Space between beds 46 cm
- Flooring – short pile carpet

Dining Area

- The dining area is accessed via the kitchen
- Kitchen door hinged to the left, 76 cm wide and 170 cm high
- Carpet flooring
- Step to dining area 7 cm through doorway 72 cm wide
- Dining Table 73 cm high
- Dining chair 46 cm from floor to seat

Lawn Area

- Large lawn area available a short distance walk from the Dairy, flat surface
- Garden seats available
- Trampoline

Additional Information

- Information folder is produced in size 16 font
- Mobile phone reception other than Orange is not good
- The property is non smoking
- In the event of fire we ask that you leave the building immediately. Raise the alarm and assemble on the lawn area by the farmhouse.

Contact Information

Carol Jakeman

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Tel: 01233 750269

Email: carol@elmsted-court-farm.co.uk

Website: www.bandbcanterbury.co.uk

Mobility Centre 01227 450743

Local Public Transport numbers: Bus 01233 812002

Train Services 0871 200 4950

Arrow Taxis 01233 666666

City Cars 01227 454445

We welcome your feedback to help us continuously improve if you have any comments please phone 01233 750269 or email us at carol@elmsted-court-farm.co.uk