

Rooky's Nook – Access Statement

Arrival /Entrance

- There is secure on-site parking for your car either in front (by the front door), or to the side of Rooky's Nook, all on one level inside a gated driveway.
- The front door (under a small wall-mounted porch canopy) is 86cms wide and 180cms high.

General

- Rooky's Nook is a totally detached stone barn, set in it's own grounds.
- Lighting is good throughout the property.
- There is quite a bit of free space throughout.
- There are wooden, open plan stairs within the property.
- There is a private patio and large garden to the rear of the property.

Living Area (downstairs)

- The main living area (lounge) is 416cms x 547cms, with beams on the ceiling (198cms ceiling height).
- The floor is slate, with one main rug in front of the fireplace.
- Internal access to the kitchen, utility room (and toilet), and upstairs to the bedroom and bathroom are all from the lounge.
 - External access to the drive and parking area at the front of the property, and patio and garden at the rear of the property are also from the lounge.
- All furniture is movable, and has been positioned to take best advantage of the inglenook fireplace, whilst allowing good access throughout.
 - The gate-leg dining table with 2 expanding sections stores neatly under the stairs and can be pulled out into the room for more formal dining.

Kitchen (downstairs)

- The room is 255cms x 317cms, with beams on the ceiling (196cms ceiling height).
- The floor is quarry tiles.
 - The doorway from the lounge to the utility room and kitchen is 73cms wide and 176cms high.
 - The fixed floor and wall units are lime-washed oak, the worktops are quarry tiles – as is the floor. There is a built-in electric cooker and hob, wall mounted stainless steel extractor hood above, and a free-standing electric microwave, toaster and fridge freezer.
 - There is a stable door leading out onto the patio at the rear, at the same level.

Utility Room (downstairs)

- The room is 155cms x 140cms, with beams on the ceiling (196cms ceiling height).
 - The floor is quarry tiles.
 - This room houses the oil-fired boiler for the hot water and central heating, plus the washing machine, and drier - mounted on a stand above the boiler.
 - There is also a small wall-mounted hand-basin and toilet.
 - Movement around all these units is restricted.

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Bedroom (upstairs)

- The room is 415cms x 417cms - no beams on the ceiling, (198cms ceiling height).
- The floor is wooden, with rugs around the bed.
- The bed is positioned in the centre of the room, with easy access around it.
- All the furniture (wardrobe, chest of drawers, bedside cabinets, chairs etc) is movable.
- Banisters run down one side of this semi-open plan room, connecting to the stairs.
- The bathroom is at the top of the stairs – directly off the bedroom.

Bathroom (upstairs)

- The room is 257cms x 277cms, with a ceiling extractor fan and no beams, (198cms ceiling height).
- The floor is wooden.
- The door into the bathroom is 75cms wide, and 176cms high.
- There is a hand basin on a stand alone pedestal, toilet, double-ended bath (under the window), separate shower cubicle with electric shower; (on the left as you enter the bathroom), plus a wooden chair (moveable) – all of which have ample space to move in and around.

Patio and Garden (downstairs)

- Access is from either the kitchen or the lounge, or around either side of the building.
- The patio is made from slate and gravel, surrounded by a stone wall.
- Granite steps lead up into the garden, alternatively there is access with no steps to the lawn area and flower beds at the side of the patio.
- Garden furniture – bench, table and chairs offer alternative options to eating/relaxing inside – all within easy access, and on the same level.
- The garden includes large areas of grass and raised flower beds.