



Access Statement for Kempley Barns

Introduction

Kempley Barns are non smoking and do not accept pets except guide dogs.

The Bullpen: a grade 2 listed converted stone barn with front access sleeps 2: bedroom upstairs.

The Great Barn: a grade 2 listed stone and oak barn with access front and rear sleeps 6; 2 bedrooms at ground level, one bedroom at upper level.

The Granary: part single and part two storey converted stable with rear and front access sleeps 8; two bedrooms at upper level two bedrooms at ground level.

Pre – Arrival

- **Website www.kempleybarns.co.uk**
- **Bookings/Enquiries can be made by email phone or post**
- **Information can be supplied in large print upon request**
- **Nearest bus 3 miles infrequent service**
- **Nearest railway station Ledbury 6 miles. Gloucester offers extensive time table 18 miles**
- **Public transport timetables and taxis available at Barns**
- **We can arrange for collection of guests from station**
- **Groceries can be delivered by Tesco Waitrose and Sainsbury's**
- **Shop mobility scheme available in Ledbury Tuesday to Saturday 9.30-12.30 further details 01531 636333**
- **Due to historic nature of properties people with impaired vision should be accompanied by non impaired person. The Granary is the most suitable barn for persons with limited mobility**

Arrival and Car Parking Facilities

Permanent car parking area behind barn and lights; 130m from courtyard although vehicles can be unloaded directly in front of each barn with automatic lighting outside each barn.

General

All barns have under floor heating at ground level with radiators on the upper level. All entrances have automatic lighting. All linen and towels are high thread Egyptian cotton with hollow-fibre duvets and pillows. All barns have torches and outdoor rungs. There are fire blankets in kitchen areas.

General Outside

All the barns share the 20.4 hectares incorporating a mixture of garden grass field orchard and wooded area. There are 2 streams and 3 ponds with grass gravel and hard paths (not all areas are suitable for persons with limited mobility). Barbecue area with 2 portable barbecues. Bonfire area with brazier and wood pile. Terraced eating area outside swimming pool with 3 sun loungers 33cmsH: dining table 75cmsH and 12 winged chairs 47cmsH. Terraces outside the barns with wooden garden furniture and numerous benches and seats scattered around entire area.

Leisure facilities

Heated indoor swimming pool 4m*11m 1.4m deep 30 degrees centigrade with separate male and female changing rooms and showers.

Covered barn with children's toys.

Pond with small boat

The Bullpen

Entrance: 530cms from gravel from gravel forecourt via level flagstone path with one wide stone step 16cmH door 101cmW hung right.

General Internal Ground Level

- **Large open plan sitting/dining/kitchen area 610cm * 520cms level slate floor with rug at sitting end**
- **Two seater sofa 46cmsH: winged arm chair 47cmsH: 12 downlighters and two lamps**
- **Round glass dining table 76cmsH with 4 high backed chairs 47cmsH**
- **TV with Free view and DVD on stand with remote controls CD / Radio**
- **Wi Fi Access**
- **Torches**
- **Outdoor rugs**

Self Catering Kitchen

- **Entrance 120cms peninsular unit dividing Kitchen from dining area**
- **Worktops granite 91cmsH**
- **Fridge: oven: dishwasher: washer drier: cupboards 2: drawers 3 below worktops**
- **Microwave: toaster: kettle: and 4 ring electric hob on work top**
- **Butlers sink 90cmH with single lever mixer tap**

Upper Level

Bedroom

- **Access via circular stone staircase 73cmsW 13 risers 19cmsH with hand rail**
- **Level wooden floor**
- **4 down lighters and 2 bedside lamps**
- **King size bed 60cmsH space either side of bed 240cms and 120cms**

En suite Bathroom

- **Access by a door 80cmsW left hung**
- **Room 240cm*200cm flat slate tiled floor**
- **Bath 57cmsH with shower over bath with hinged glass screen mixer and shower lever controls**
- **Toilet seat 42cmsH push button cistern**
- **Sink 93cmsH single lever mixer tap**



The Great Barn

Entrance (2) Front access directly onto courtyard by sliding door 150cmsW into lobby. Rear access via level flagstone path surrounding barn 1200cms.

Ground Level

Two bedrooms two en-suites and lobby.

Lobby

- 500cms*550cms
- Level slate floor with rug
- 3 seater settee 43cmsH 2 seater settee 42cmsH
- TV with DVD on stand with remote controls
- Wi Fi access

Bedroom 1

- Access by right hand door 72cmsW
- Room size 420cms*400cms
- Level slate floor with rugs
- Super king size bed 52cmsH gap to either side 120cms
- Dressing table 78cmsH
- High backed chair 46cmsH
- 6 down lighters and 2 bedside lamps

En-suite shower room

- Access left hand hung door 72cmsW
- Room size 240cms*120cms
- Level slate floor
- Shower access 50cmW step up 16cmsH: lever mixer control
- Toilet 40cmsH: push button cistern
- Sink 88cmsH: single lever mixer tap

Bedroom2

- Access by 2 wooden steps 20cms and 14 cmsH right hand hung door 72cmsW
- Room size 420cms * 400cms
- Level slate floor
- King size bed 58cmsH gap to either side 130 and 120 cms
- 6 down lighters 2 wall lights and 2 bedside lamps

En-suite bathroom

- Access right hand hung door 72cms
- Room size 420cms*170cms
- Level slate floor
- Bath 64cmsH twin lever mixer tap with hand held shower
- Toilet 40cmsH; push button cistern
- Twin sinks 91cmsH each with single lever mixer tap

Upper Level

Access via spiral stone stairs 80cmsW 13 risers 18cms H no hand rail

1 bedroom with en-suite shower room and open plan sitting/dining/kitchen area.

Open plan sitting Area

- Level wooden floor and rug
- 4 seater settee 42cmsH
- 2 seater settee 48cms H
- Pouffe
- Coffee table 42cmsH
- Lamp
- CD/Radio

Dining Area

Access via 2 wooden steps 120cmsW 18cmsH

- Room size 450cm*750cm
- Level wooden floor
- Oblong dining table 75cmsH with 4 high backed chairs 46cmsH 4 person bench 45cmsH

Kitchen Area

Separated by island unit

- Granite worktops 90cmsH
- Oven: dishwasher: fridge: freezer: washer drier: cupboards 5 : drawers 2 below worktop
- Microwave: toaster: kettle: bread bin: 4 ring electric hob on worktop
- Butlers sink 89cmsH with single lever mixer tap
- 3 wall cupboards 150cmsH
- 4 pendant lights in each of above areas

Bedroom 3

- Access right hand hung door 72cmsW
- Room size 420cms*400cms
- Level wooden floor and rug
- King size bed 56cmsH gap to either side of 140cms and 130cms
- Dressing Table 78cmsH
- High backed chair 46cmsH

- 4 pendant lights and 2 bedside lamps

En suite shower room

- Access by left hand hung door 72cmsW
- Room size 220cms*120cms
- Level slate floor
- Shower access 50cmsW step 16cmsH with lever mixer controls
- Toilet 40cmsH: push button cistern
- Sink 88 cmsH with single lever mixer tap



The Granary

Entrances (3) – 2 directly onto gravel courtyard 1 to rear via gently sloping flagstone path 1m wide and 16m long.

Entrance A into kitchen via 2 stone steps 10cms and 16cmsH: right hand hung door 104cmsW

Entrance B into living area via 2 stone steps 8cms and 13cmsH: outward opening left hand hung door 97cmsW

Entrance C into living area right hand hung door 82cmsW

Ground Level

Kitchen dining area: living area: 1 bedroom with en suite wet room and 1 bedroom with en suite bathroom.

Living Area

- Room size 500cms*790cms
- Level wooden floor with rug
- 4 seater sofa 40cmsH
- 4 seater sofa 43cmsH
- 2 winged chairs 43cmsH
- Wood burning stove plus log basket
- TV with Sky and DVD on stand with remote controls
- iPod dock
- Wi Fi Access
- 12 down lighters and 2 lamps

Open plan Kitchen / dining area with island unit

- Access via entrance A
- Room size 500cms*800cms
- Level wood and tiled floor
- Beech and granite worktops 92cmsH
- Under counter fridge
- Under counter freezer
- Oven:dishwasher: washer drier: 5 cupboards: 3 large drawers
- Microwave: toaster: kettle: bread bin and 4 ring ceramic hob on worktop
- Ceramic butler's with single drainer and mixer tap
- Dining table option A - 3m long 76cmsH 14 high backed chairs 45cmsH
- Winged chair 45cmsH

- 7 down lighters and 1 lamp
- CD/Radio player

Bedroom with Wet room

- Access by right hand hung door 81cmsW
- Room size 330cms*380cms
- Level tiled floor with rug
- King size bed 59cmsH gap to either side of 75cms and 59cms
- Pendant light fitting
- 2 bedside lamps

En suite Wet Room

- Access by left hand hung door opening outwards 81cmsW
- Room size 250cms*135cms
- Level slate floor
- Toilet 40cmsH gap to one side 78cms
- Sink 79cmsH single lever mixer
- Shower twin lever controls 120cms high

Bedroom 4 with en – suite bathroom

- Access by right hand hung door 78cmsW
- Room size 280cms*300cms
- Level wooden floor
- Double Bed 60cmsH gap to either side 60cms and 50cms
- 3 down lighters and 2 bedside lamps

En-suite Bathroom

- Access by left hand hung door 81cms
- Room size 300cms*140cms
- Level slate floor
- Bath 40cmsH with twin lever mixer plus hand held shower
- Sink 79cms with single lever mixer
- Toilet 40cmsH push button cistern

Upper Level

Access via wooden stairs 83 cmsW 12 risers and 21cmsH with wooden handrail
Two bedrooms and 1 family bathroom

Bedroom 1

- Access by left hand hung door 72cmsW
- Room size 500cms*290cms
- Fully fitted wool carpet
- 2 single beds 58cmsH gap between beds is 60cms 90cms and 100cms
- Dressing table 75cmsH
- High backed chair 46cmsH
- 1 pendant light and 2 bedside lamps

Bedroom

- Access by right hand hung door 72cmsW
- Room size 500cms*280cms
- Fully fitted wool carpet
- King size bed 50cmsH gap to either side of 65cms and 60cms
- Dressing table 75cmsH
- High backed chair 46cmsH
- Pendant light and 2 bedside lamps

Family Bathroom

- Access by left hand hung door 72cmsW
- Room size 300cms*200cms
- Level tiled floor
- Bath 55cms high with cross head mixer taps and hand held shower
- Sink 83cmsH and 2 cross head taps
- Toilet 40cms H with lever cistern