

ACCESS STATEMENT

Fairoakbarns are located between Fairoak and Loggerheads in the county of Staffordshire on the Staffordshire/Shropshire border.

The cottages have been converted from a stone built courtyard and therefore to retain the character of the buildings it does not lend itself for easy disabled access. The conversion was done carefully with the environment in mind and we achieved 1st place for sustainable tourism in the Stafford Borough 2007 Green Awards.

All the cottages are Non Smoking.

We regret that we Do Not accept pets.

ACCOMMODATION

The cottages offer accommodation for between 2 and 4/5 persons.

Extra persons can be accommodated by booking the two Single annexe rooms each with its own en-suite shower room that we have available.

Please refer to our brochure/web for details of each cottage.

Towels, bedding and linen provided.

Under floor heating throughout.

PRE-ARRIVAL

Bookings can be made by email, phone or fax.

The nearest railway stations are Stafford and Stoke on Trent.

The nearest bus stop is at Loggerheads on the A53 with buses from Shrewsbury and Newcastle under Lyme. (2.5miles from Fairoakbarns)

ARRIVAL AND CAR PARKING FACILITIES

Fairoakbarns are reached by the B5026 Eccleshall to Loggerheads road.

It is sign posted off this road down the farm drive which is approx 1 mile long.

The cottages are set mainly in a courtyard with a flat brick walkway leading from the car parking area to each of the cottages in the courtyard.

The car park area is flat concrete with a minimum walking distance of 30 metres and a maximum walking distance of 70metres to each cottage.

Parking is only permitted in this area; however, luggage may be unloaded from the courtyard where we request that no cars are parked.

Luggage can be unloaded /loaded at or near most of the front doors.

The front door to each cottage is accessed from the courtyard.

MAIN ENTRANCE AND RECEPTION

The entrance doors are as follows:

Poolend cottage – left hand hinged 80cm wide 195cm high.

The threshold step is 30cm high including the weather strip,

The key hole is 125cm from the ground.

Courtyard cottage – left hand hinged 81cm wide 198cm high.

The threshold step is 32cm high including the weather strip.

The key hole is 125cm from the ground.

Cozy cottage – is right hand hinged 77cm wide 196cm high.

The threshold step is 25cm high including the weather strip.

The key hole is 118cm from the ground.

Fieldend cottage – is right hand hinged 80cm wide 193cm high.

The threshold step is 23cm high including the weather strip.

The key hole is 115cm from the ground.

All cottages have an outside rubber door mat.

All entrance doors lead to entrance hall with ceramic tiled floors.

Entrance hall leads to bedroom/s and bathroom or shower room and stairs leading to kitchen and lounge areas.

PUBLIC AREAS – INTERNAL

Contrasting electrical switches and sockets on walls.

Smoke alarms fitted at both ground and first floor levels.

Bedrooms

All bedroom s are carpeted and access is through a door way 70cm wide 197cm high.

Non feather duvets and pillows are provided in each room.

Sheets, duvet covers and pillow cases are poly/cotton.

Summer and winter weight duvets according to season.

Poolend cottage –

Twin bedded room. Twin 3ft beds. 6ft 3ins long 55cm bed height.

40cm between bed and draws on the left hand bed

60cm in between and 70cm between the right hand bed and the wall.

Both beds have a 80cm gap between foot of the bed and the wall.

Double bedded room. A 5ft double bed 6ft6ins long and 60cm bed height.

The left hand side of the bed has a gap of 56cm to the wardrobe the right hand side has a 1.3metre gap that is ideal space for a cot to fit.

77cm at base of bed to a set of draws. There is a bedroom chair with height to seat of 48cm.

Courtyard cottage –

Double bedded room. A 5ft double bed 6ft6ins long and 60cm bed height.

The left hand side of the bed has a gap of 68cm to the wardrobe the right hand side has a 1.27 metre gap that is ideal space for a cot to fit.

57cm at base of bed to a set of draws. There is a bedroom chair with height to seat of 48cm.

Cozy cottage –

Twin bedded room. Twin 3ft beds. 6ft 3ins long 58cm bed height.

54cm between bed and draws on the left hand bed

62cm in between and 54cm between the right hand bed and the wall.

Both beds have a 56cm gap between foot of the bed and the wall.

Fieldend cottage –

Twin bedded room. Twin 3ft beds. 6ft 3ins long 55cm bed height.

50cm between bed and draws on the left hand bed

60cm in between and 37cm between the right hand bed and the wall.

Both beds have a 53cm gap between foot of the bed and the wall.

Double bedded room. A 5ft double bed 6ft6ins long and 60cm bed height.

The left hand side of the bed has a gap of 60cm to the wall the right hand side has a 63cm gap .

107cm at base of bed to the wardrobe. A cot can be fitted in.

Bathroom and WC

Poolend cottage –

Door width 70cm

Corner shower with central double sliding doors, with 25cm step in. The gap between doors when open is 39cm.

Toilet seat height is 40cm Space between toilet and shower is a minimum of 35cm there is 1.2metres to the right hand side of toilet.

Ceramic tiled floor. Locked door can be released from outside with a coin.

Courtyard cottage –

Door width 70cm

Toilet seat height is 41cm Space between toilet and bath is a minimum of 26cm to right hand side of toilet to bath and 46cm to the left hand side of toilet.

Ceramic tiled floor. Locked door can be released from outside with a coin.

Cozy cottage –

Door width 70cm

Corner shower with central double sliding doors, with 25cm step in. The gap between doors when open is 42cm.

Toilet seat height is 43cm Space between toilet and basin is a minimum of 75cm there is 34cm to the right hand side of toilet.

Ceramic tiled floor. Locked door can be released from outside with a coin.

Fieldend cottage –

Door width 70cm

Corner shower with central double sliding doors, with 26cm step in. The gap between doors when open is 38cm.

Toilet seat height is 42cm Space between toilet and shower is a minimum of 46cm there is 22cm to the right hand side of toilet.

Ceramic tiled floor. Locked door can be released from outside with a coin.

KITCHEN /DINER

All Kitchens are equipped with microwave, kettle and toaster in addition to the oven, hob and fridge. Cutlery and crockery and cookware is provided.

Natural daylight is available through roof lights in every kitchen.

Under worktop fridge with integrated freezer compartment.

Contrasting worktop to floor and walls.

Floors are laminate wood.

Poolend cottage –

Kitchen/diner is accessed through the lounge area as it is open plan living.

Worktop height is 92cm. Oven door is drop down height of lower shelf is 95cm
Sink has a mixer tap with large lever handles for ease of use.

Hot water is reduced to a maximum of 40 degrees centigrade to prevent scalding.

Top cupboards have a height 1.4m to the bottom shelf.

Electric glass hob 93cm height. There is additional lighting above.

Table provided is 90cm wide and length 1.5m. Height to surface is 76cm with a clear under space of 65cm.

6 dining room chairs are provided with upholstered leatherette seats with a height to seat of 48cm.

Courtyard cottage –

Kitchen/diner is accessed by the stairs from below which have 79cm between hand rails on both sides. The stairs turn to the left at the top.

. The area is open plan living.

Worktop height is 92cm. Oven door is drop down height of lower shelf is 97cm
Sink has a mixer tap with large lever handles for ease of use.

Hot water is reduced to a maximum of 40 degrees centigrade to prevent scalding.

Top cupboards have a height 1.4m to the bottom shelf.

Electric glass hob 93cm height. There is additional lighting above.

Table provided is 66cm wide and length 90 cm. Height to surface is 76cm with a clear under space of 66cm.

2 dining room chairs are provided with upholstered leatherette seats with a height to seat of 45cm.

Cozy cottage –

Kitchen/diner is accessed through the lounge area as it is open plan living.

Worktop height is 93cm. Oven door is drop down height of lower shelf is 96cm
Sink has a mixer tap with large crosshead handles for ease of use.

Hot water is reduced to a maximum of 40 degrees centigrade to prevent scalding.

Top cupboards have a height 1.4m to the bottom shelf.

Electric glass hob 93cm height. There is additional lighting above.

Table provided is 66cm wide and length 90cm. Height to surface is 76cm with a clear under space of 66cm.

2 dining room chairs are provided with upholstered leatherette seats with a height to seat of 44cm.

Fieldend cottage –

Kitchen/diner is accessed by the stairs from below which have 81cm between hand rails on both sides. The stairs turn to the left at the top.

The area is open plan living.

Worktop height is 92cm. Oven door is drop down height of lower shelf is 94cm
Sink has a mixer tap with large lever handles for ease of use.

Hot water is reduced to a maximum of 40 degrees centigrade to prevent scalding.

Top cupboards have a height 1.4m to the bottom shelf.

Electric glass hob 93cm height. There is additional lighting above.

Table provided is 90cm wide and length 1.5metre. Height to surface is 76cm with a clear under space of 65cm.

4 dining room chairs are provided with upholstered leatherette seats with a height to seat of 48cm.

LOUNGE AREA

All lounges are provided with leather sofas and comfort cushions.

There is a loose fitting rug on the laminate floor.

Furniture is moveable and all is non feather.

Television with freeview and remote controls.

Poolend cottage

Access to lounge is from the stairs which have 80cm between hand rails on both sides. The stairs turn to the left at the top.

There is a 3 seated and a 2 seated sofa with a height of 44cm

Courtyard cottage

Access to lounge is from the kitchen, there is a 2seater sofa and a armchair with a height of 44cm

Cozy cottage

Access to lounge is from the stairs which have 83cm between hand rails on both sides. The stairs turn to the left at the top.

There is a 2 seated sofa with a height of 44cm and an upholstered chair with a height of 48cm.

Fieldend cottage

Access to lounge is from the kitchen.

There is a 3 seated and a 2 seated sofa with a height of 44cm

Laundry

The access to the laundry is through the Conference/ Games room.

If the conference room is in use then the laundry area will be temporary shut to guests.

A standard size washing machine and a separate tumble drier is located in a communal area.

Ironing board and iron is kept in the same room.

There are clothes airers available.

A shared use Deep Freeze is also in the laundry area with four separate draws.

CONFERENCE/ GAMES ROOM

Main entrance door right hand hinged 80cm wide by 195cm high.

The threshold step is 23cm high including the weather-strip.

The key hole is 117cm from the ground.

There are two double opening doors, opening inwards with a width of 97cm and a height of 196cm. The threshold step is 11cm.

These lead to a lawned area.

Length of room 8.4 metres minimum width 3.8 metres.

Dining room table is 1.1 metres wide x by 2.13 extending to 3.2 metres max. Underneath 68cm

To seat 12 people comfortably.

12 dining room upholstered chairs are available (2 of which are carvers |) Height of seat is 46cm

25 conference chairs are available with upholstered and padded seats and backs with a height of seat 48cm.

The floor is covered by contract floor tiles.

This area is also under floor heated.

ANNEXE ROOM 1

Access is from the courtyard from a level brick path.

The main door is right hand hinged with a width of 79cm and a height of 196cm. The threshold step is 18cm to the weather-strip.

The keyhole is 112cm from the ground.

You step onto a ceramic tiled floor area, the remainder of the room is carpeted.

A single three foot bed 6ft 3 inches long with a height to bed of 60cm. Left hand side of bed to wall is 90cm , the right hand side of bed to wall is 52cm. At base of bed there is a 1.8 metre gap ideal for either a cot or a Z-bed.

There is a chair with leatherette seat with a height to seat of 48cm.

En-suite shower room. Entrance door of 70cm wide and 198cm high off the bedroom. The corner shower has a step up of 25cm a width of the opening gap is 39cm and the toilet height is 41cm with a gap of 27cm to right hand side and 80cm minimum gap to shower.

The floor is ceramic tiled with under floor heating.

ANNEXE ROOM 2

Access is from the courtyard from a level brick path.

The main door left hand hinged with a width of 79cm and a height of 195cm. The threshold step is 21 cm to the weather-strip.

The keyhole is 114 cm from the ground.

You step onto a ceramic tiled floor area; the remainder of the room is carpeted.

A single three foot bed 6ft 3 inches long with a height to bed of 60cm. Left hand side of bed is flush to the wall; the right hand side of bed to wall is 75cm minimum. At base of bed there is a 1.43 metre gap ideal for either a cot. There is a chair with leatherette seat with a height to seat of 48cm.

En-suite shower room. Entrance door of 70cm wide and 198cm high off the bedroom. The corner shower has a step up 26cm width of the opening gap is 40 cm and the toilet height is 49 cm with a gap of 19 cm to left hand side and 57cm minimum gap to shower

The floor is a ceramic tile with under floor heating.

PUBLIC AREAS (EXTERNAL)

A quite lawned seating area adjacent to conference room and Fieldend cottage. Approx 8 metres by 20 metres. Garden furniture consisting of 2 off table/benches 6ft long by 2ft 4inches, to seat a maximum of 6 persons per bench. Also a two seated companion seat.

Two basis barbeque sets are available for use. We do not provide fuel or lighters or matches.

Also a rough grass area of approx $\frac{3}{4}$ of an acres is available 100 metres away approached by the farm drive, access is by the cattle grid with approx 1 metre gaps at either side. This is ideal for ball games but because there are several pools on and around the farm we request that ALL CHILDREN are supervised.

Adjacent to the courtyard is a public right of way to gain access to the network of public footpaths.

PUBLIC AREA – WC

NOT AVAILABLE

SHOP

Not available

ADDITIONAL INFORMATION

Mobile phone reception is patchy – depending on networks used.

We are a remote holiday destination with little light pollution which makes it ideal for viewing the stars at night.

As we are not on mains sewerage we request that nothing other than toilet paper is flushed down the toilets. Any other waste should be bagged and placed in the green wheelie bins outside.