

# Accessibility Statement

Cloaie House is a three storey property with kitchen/ orangery room, drawing room, bar, two cloakrooms, office and snug area on the ground floor. All bedrooms are en-suite and are located on the first floor. On the third floor is the games room. The property does not have a lift.

## On arrival

We have a large gravelled parking area at the front of the property which provides ample parking. The entrance to the property is only a couple of yards from the parking area. Taxi's can drive in and drop guests at the front door. There is one step to the front door with motioned sensored lights in the area.

## Welcome hall area, drawing room, bar, two cloakrooms, kitchen /orangery, snug and office.

On entering the property there is a large hallway with a solid wooden floor. On the left of the hall is a tiled cloakroom and the bar which is carpeted. There is carpeted drawing room to the right. Straight ahead is the kitchen/ orangery room where breakfast is served and the snug. This area is fully tiled. Through the kitchen is the office which is carpeted and a further cloakroom. The cloakroom is accessed by three steps and is fully tiled. There is no handrail. All of the ground floor area has underfloor heating.

## Bedrooms

All the bedrooms are en-suite and are situated on the first floor. They are accessed via the main stair case, 18 steps in total. It is a wide staircase leading up to a gallery landing. The staircase is fully carpeted and has a solid wooden handrail on the right as you go up.

## The Amethyst Room

The Amethyst Room is a king room with its own shower en-suite. The bed is a divan bed with a fabric headboard and the room is carpeted. This room is north facing over the garden with three windows. The windows have curtains and draw down blinds.

The room has built-in wardrobes with plenty of hanging and draw space. There are full-length mirrors on two of the wardrobe doors. There is a vanity area with a stool with a built-in mirror.

There are two chairs and a TV with a fire stick on the wall.

There are two bedside tables with reading lamps and the room has bright ceiling spots which can be dimmed.

The en-suite shower room has a shower cubicle with a fixed glass panel and a door that opens inwards. There is one step up into the cubicle onto a preformed shower tray. In addition to the overhead shower, there is also a hand-held shower. To the side of the shower cubicle is the toilet and opposite is the sink. Above the toilet, there is one tiled shelf and two further glass shelves above where toiletries are placed. There is a mirror above the sink which has LED lighting.

There is a heated towel rail. The bathroom is fully tiled with bright ceiling spots and an extractor fan fitted into the ceiling. The bedroom and bathroom have underfloor heating.

There are no mobility aids in this ensuite.

## The Silver Room

The Silver room is a double room with its own shower en-suite. The bed is a divan bed with a fabric headboard and the room is carpeted. This room is

south facing over the garden with two windows. The windows have curtains and blinds.

The room has built in wardrobes with plenty of hanging and draw space. There is a full length mirror on one of the wardrobe doors. There is vanity area with a stool with a free standing mirror on top.

There is one chair and there is a tv with fire stick on the wall.

There are two bedside tables with reading lamps and the room has bright ceiling spots which can be dimmed.

The en-suite shower room has a shower cubicle with a fixed glass panel. There is one step up into the cubicle on to a tiled floor. In addition, to the overhead shower there is also a hand held shower. To the side of the shower cubicle is the sink and toilet. Above the sink there is a built in mirror with glass shelving where toiletries are placed.

There is a heated towel rail. The bathroom is fully tiled with bright ceiling spots and an extractor fan fitted into the ceiling. The bedroom and bathroom have under floor heating.

There are no mobility aids in this ensuite.

## The Sapphire Room

The Sapphire Room is a king room with its own shower en-suite. The bed is a divan bed with a fabric headboard and the room is carpeted. This room is west facing over the garden with three windows. The windows have been fitted with powered blinds.

The room has built in wardrobes with plenty of hanging and draw space. There is a full length mirror on one of the wardrobe doors. There is vanity area with a stool with a free standing mirror on top.

There are two chairs and a table which has the tv on it.

There are two bedside tables with reading lamps and the room has bright ceiling spots which can be dimmed.

The en-suite shower room has a corner shower cubicle with fixed glass panels and a door that opens inwards. There is one step up into the cubicle on to a preformed shower tray. In addition to the overhead shower there is also a hand held shower. To the side of the shower cubicle is the sink and opposite the sink is the toilet. Above the toilet is a long tiled shelf where toiletries are placed. There is a mirror above the sink which has led lighting.

There is a heated towel rail. The bathroom is fully tiled with bright ceiling spots and an extractor fan fitted into the ceiling. The bedroom and bathroom have underfloor heating.

There are no mobility aids in this ensuite.

Regrettably, our home is not suitable for wheelchair users due to the bedrooms being located on the 1st floor.

## Games Room

On second floor is the Games room which is accessed from the galleried landing on the first floor. There are 16 steps to the games room. There is a pool table, small kitchen area with coffee and tea making facilities. In front of the kitchen area is a large sofa and free standing swivel chair. There is a wide screen tv on the wall in this area.. At the side of the pool table there is a retro games machine with two stools. At the back of the room there is a separate cloakroom.

## Garden Area

The property has a large private gardens which guests are free to enjoy. The garden at the front and side of the house is flat. The back area of the garden, accessed via the orangery, is elevated and can be accessed by walking up 7 steps. Outside the orangery is the patio with a dining and a separate seating area which guests are free to enjoy. This area is completely flat. Guests are welcome to enjoy the garden and patio, but must be aware it is at their own risk.

## Allergies and Pets

If guests have any particular dietary requirements or allergies, please let us know at the time of booking. Guests should be aware that the kitchen uses gluten products.

Guests should note that we have an 11 year old Lhasa Apso named Rosie who may be here during your stay. However, she normally goes on her holidays for a couple of days to my sister's home as she prefers a quieter life at her age! Cloaie B&B will not be held liable for any consequent health issues.

We do not accept pets, however, if you wish to bring your assistance dog, please contact us to discuss your requirements.

## Any other specific requirements

Please contact us to discuss any other requests or additional requirements that we may be able to assist with, and we will endeavor to accommodate them as best as we can.