

## Access statement for The Granary

The Granary is approached off A4118 road signposted Lunnon. At Lunnon take the first turning right to Great Lunnon Farm and then The Granary is to the right of the farmhouse. It has private secure car parking area covered with chippings via a 3.5metre entrance gate. From the gate, running parallel with the parking area, is 900mm paved path which runs all the way to the front door. The path continues around the left side of the property to the rear patio area, approx. 3.7m x 12.00m.

Level lawned front garden with stone wall and wooden fence boundary.

Main front door entrance into hallway is through 800mm doorway with 40mm threshold.

Level and spacious ground floor with 800mm doorways throughout.

Cloakroom with WC situated off the hallway with wash hand basin fitted with lever action taps.

There is a very large open plan kitchen/dining area with stairs leading to the first floor. The kitchen has work surfaces including a peninsular (900mm high). There is a level electric oven, electric hob, dishwasher, free standing fridge/freezer (1400mm high) and a microwave on the work top.

A dining table (1830mm x 900mm x700mm high) and six wooden chairs is also complimented with several other sturdy wooden chairs.

French doors lead out to the patio area with 180mm step down.

The utility room has a below worksurface washing machine together with combi-boiler for hot water and heating. Storage cupboards are available and again another door leads to the patio area with 180mm step down.

A spacious lounge with two windows has ample natural lighting. Additional task lighting is also provided. There is a three-seater and two two-seater sofas which provides ample seating for six persons. TV/video/DVD player and a music centre are all readily available with their own remote controls.

Also, on the ground floor a double-bedded room with an ensuite wetroom. A free-standing shower seat is provided together with some wall mounted rails. There is a wall mounted wash basin, without a central pedestal, with level action taps and a disable WC (480mm high). The bed room has a double bed and bedside cabinets together with touch lamps on either of the bed.

The staircase has a single hand rail on the left-hand side and leads on to a landing. The first floor has two large rooms, one double and one twin bedded room, with each room well lit with natural light. Reading lamps are provided by each bedside. Each bedroom has a low- level lockable window for which keys are available. Care must be taken to supervise small children.

Also off the landing is the family bathroom which has a bath (560mm high) WC (440mm) and a wash hand basin. There is also a shower (760mm x 1200mm) with a sliding door and 200mm step into the shower cubicle.