

Shirkoak Farm Fishery and B&B Accessibility Statement

Introduction

Shirkoak Farm bed & breakfast accommodation is located in a 16th Century grade 2 listed farmhouse and consists of three well appointed rooms all with en suite facilities.

All rooms are named in remembrance of the WWII Airfield at Woodchurch

All accommodation is situated upstairs in the oldest part of the farmhouse. Spitfire swim and Lancaster Landing each have an en-suite bathroom with overhead shower. Doodlebug alley has an en-suite shower room. All rooms have king size beds, smart TV, WIFI and tea/coffee making facilities.

Pre-Arrival

Accommodation is suitable for those with minor mobility impairment but due to the nature of the site it is not considered suitable for those who are solely reliant on a wheelchair.

The whole farm is relatively level and the paths and driveway are gravel with a few paving stones. Around the entrance door it is paved with old bricks. The gardens are mainly laid to lawn with flower beds and trees. There is a large garden pond which is not fenced and guests are asked to take this into consideration as the grass can become quite slippery near the banks.

Mobiles phone coverage is generally good in the local area but there are dead spots at times. Free Wi-Fi internet access is provided for those travelling with their own equipment. (This is subject to environmental conditions and is sometimes slow due to our location). Messages and mail can be left with us. In an emergency contact can be made through us on the number listed.

Information can be found on our website www.shirkoakfarm.com and if required we can send information in the post in any format requested.

Public transport is very good, buses run 7 days a week between Ashford & Tenterden via Woodchurch village (Stagecoach bus route 2A). The nearest bus stop is 200 yds away. Trains are available from Ashford International (5miles) direct to London.

Arrival & Car Parking Facilities

There is a large farmyard to park in immediately outside the accommodation). The parking is lit at night and there is ample room available around the vehicles. CCTV in operation. There is also further parking in the Fishery car park.

Main Entrance, Reception

The reception is in the main farmhouse at the front of the building. You will be shown to your room and assistance with your luggage is available on request. For those patrons who require it reception formalities can be carried out in your accommodation. You will be asked to complete an arrival form, assistance is available if required.

Public Areas

The breakfast room is on the ground floor to the right of the stairs. The floor in reception is tiled and slopes very slightly upwards. The door to the breakfast room is on the left and there is a step up into the room (8cm). The breakfast room has a wooden floor and 3 farmhouse style tables. All decorations are of neutral colours with a countrystyle theme. The original door to the farmhouse is in this room and there is a small step down of 8cm. You can also access into the guest sitting room here through a doorway.

The Guest sitting room is situated to the right of reception opposite the breakfast room there is also an adjoining door between these rooms. This room is carpeted with a large leather sofa and easy chair. It has the original inglenook fireplace which is lit in the colder months. There is a tv in this room also a games cupboard which has low headroom (153cm) there are wall lamps on a dimmer switch.

Stairway & Upstairs Landing

The stairs have 13 steps the first and last (20cm) the rest (17cm) they are 90cm wide with a bannister rail. At the top of the stairs you turn right into a corridor (90cm wide) this bends in an S shape to the guest bedrooms there is a small step up of 4cm.

B&B Rooms

All 3 B&B rooms are well appointed and are decorated in neutral colours. All rooms are fitted with remote control wall mounted TV and digital radio/ipod docking. All rooms have radiator floor heating with individually controlled thermostat and are carpeted throughout. There is a heated towel rail in each of the en suite. A combination of wall lamps and table lamps is fitted in all rooms. Rooms are fitted with a thumb latch locking device on the entrance door. All rooms have high ceilings and the windows are close to the floor they're sash windows in Spitfire swim and Doodlebug alley with secondary glazing. Lancaster landing has a latch window with secondary glazing.

Spitfire Swim

Access to spitfire through a doorway 74cm wide. Window is able to be opened fully and doubles as a fire escape, it has a cill height of 67cm opening is 117cm wide / 135cm high. Door to the en suite is 66cm wide / 194cm high. Toilet has a seat height of 39cm. Bath is 56cm high. king size bed.

Doodlebug Alley

Access to spitfire through a doorway 74cm wide. Window is able to be opened fully and doubles as a fire escape, it has a cill height of 67cm opening is 117cm wide / 135cm high. Door to the en suite is 66cm wide / 194cm high. Toilet has a seat height of 39cm. Bath is 56cm high. king size bed.

Lancaster Landing

Access to Lancaster through a doorway 77cm wide / 137cm high. Window is able to be opened fully and doubles as a fire escape, it has a cill height of 72cm opening is 137cm wide / 116cm high. Door to the en suite is 66cm wide / 140cm high. Toilet has a seat height of 42cm. Bath height is 54cm. There is a doorway into the hallway 80cm wide 135cm high. King size bed.

All accommodation is en suite with wash hand basin toilet and bath/shower or shower cubicle. Hand rails are provided. Laundry Emergency cleaning and drying of clothing can be carried out on the premises. (Subject to conditions and cost)

Outdoor Facilities

Guests are welcome to walk around the gardens and adjoining fishery. We must point out that the lake and pond are not fenced and are banked by grass, which can become wet, muddy and very slippery. Persons are reminded to wash their hands when returning from the outdoors at all times.

Additional Information

Evacuation procedures are posted in the accommodation and will also be explained on your arrival. Interlinked smoke detectors are fitted. For your safety and along with regulations there is no smoking allowed. We do not accept pets in the house except for assistance dogs. There is staff available to assist you if required.

Local Public Information Numbers

A list of phone numbers for Doctors hospitals and transport are available from reception and are also found in the guest guide book in your room. Large print version available on request.

Future Plans

Future plans to purchase equipment and aids are in hand, at such time as circumstances and demand allow it. We endeavour to provide accommodation to the highest standard and to be as flexible in our dealings with our guests as we possibly can be. We are open to comments and suggestions regarding all details of your stay with us.

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01233 860279 or email hello@shirkoakfarm.com

Hugh & Sarah Pickett Shirkoak Farm Bethersden Road Woodchurch Kent TN26 3PZ

Telephone: 01233 860279 07970901212 07973410973 Email: hello@shirkoakfarm.com Hours of operation: 0800 to 2200.

This access statement is subject to change and is updated as and when changes are made to the property that may affect access.

Last updated: **26 February 2020**