

**Sutton Mawr Farm**  
**Vale of Glamorgan**  
**Luxury B & B**  
**ACCESS STATEMENT**

Barry railway station is approximately 2 miles away. Arriva Trains run from Cardiff Central to Barry. We are happy to collect guests from the station and drop them back there after their stay.

Sutton Mawr Farm is situated just off Weycock Road known locally as Five Mile Lane

There is a car area for about 12 cars right in front of the main entrance. The drive is gravelled.

- There is no garaging but we have a shed which can be locked for storing bicycles. There is also hard standing for motorbikes
- The complex is approached from the gravelled drive on the level to the main entrance. The whole car parking area and entrance door is well lit from dusk until midnight. There are also sensor lights at the gateway and up the drive
- There is a small step of 2cms at the main entrance which is 1.6m wide
- All bedrooms are on the ground floor
- The dining room is up a flight of 13 steps which are approximately 20cms high. It has wooden flooring. The staircase is 1 meter wide with strong balustrade so 2 people can walk up side by side if anyone needs extra support.
- There is no lift to the dining room and reception area.
- There is a guest toilet in the entrance hall on the ground floor
- Breakfast afternoon tea and evening meals can be served in your bedroom if required (additional charge may be levied)
- All rooms have flat screen televisions with DVD player with remote control pads. Video library is available for guests free of charge
- The entrance into the courtyard is through the hall/kitchen down two steps which are 15cms and 5 cms into a courtyard which is a rustic concrete surface, uneven in places with plants growing. The courtyard has been divided by timber flower boxes creating individual patio areas for all the bedrooms.
- There are 3 luxury double bedrooms they are not adapted for wheelchair users they are spacious and well lit with central light over bed lights and 2 lamps in each room with ensuite shower room with wc, washbasin and separate spacious shower unit with non slip flooring which has a 30mm threshold. The floor is tiled.
- The luxury bedrooms have access via a single stable door, opening inwards, which is 1.08 meters wide. There is a small sloping step of 5cms to each

room. The room itself is all on one level. Access to the bathroom is via a single timber door of 760 mms wide

- One Family Suite with full disabled facilities has 2 of its own entrances one from the courtyard and one via a small private graveled guest garden. You can park near to this gravel garden. The door to the gravel garden is 1.07 meters wide. There is no step but a small slight ramp down in to the room. To the courtyard there is a secondary door which is 780mm wide with a small step of 5 cms. Access to this is via the concrete courtyard the surface of which is uneven but would allow for wheelchair access. The is full disabled lighting and the en suite wet room has grab bars, a shower chair low level wash basin and grab handles and a low level disabled wc with support guards and pull cord emergency system and special non slip plastic floor coating. The room is very spacious and uncluttered and furniture can easily be moved. It can accommodate up to 6 people In a large double or twin beds and twin day beds and a double sofa bed. Therefore ideal for a family. The flooring is wood laminate. There are 3 large arched full sized windows looking onto the courtyard. The light switches are all at wheelchair height. It is well light by two lights which can be activated within the room.
- There is a fire procedure notice in each room. The muster point is in the tennis court. All the rooms have smoke detectors and emergency lighting
- One 2 bedroom Cottage – there are two entrances, the main entrance from the gravel car park and the other via the courtyard. The main entrance has two steps of 10cms and 14cms, door opens into the cottage. The width of the door is 1.1m. From the courtyard there is no step, the door width is 1.08m however inside the unit there is an internal step of 19cms, this door opens out to the courtyard. This internal step reduces the corridor space to the bathroom and main bedroom, wheelchair or pram access is difficult. The corridor width is 730mm from skirting board to skirting board. Internal door widths are a minimum of 730mm. There are no threshold bars to the doors, the flooring is laminate.
- The cottage has standard kitchen height worktops. There is a sink with hot and cold standard turn taps. The oven, hob and extractor are electric. There is a fridge and microwave. Access to the kitchen is via two large glazed doors, width 1.6m
- Each unit has its own front door with its own door key
- We have a list of out of hours telephone numbers for emergencies and would offer assistance during the night should an emergency occur
- There are kettles, complimentary tea and coffee facilities, DVD players, radios Ipod docks and televisions in each room
- There are low level light switch near to one side of the bed in each bedroom
- ‘Waitress’ service for afternoon tea and breakfast is standard

- Menus can be provided in large print
- There is an evacuation information sheet in each room.
- Staff have all been trained to speak clearly loudly and strongly ensuring their faces are visible to guests so they can lip read.
- There is a list of hospitals and doctors in each room.
- All external doorways are painted green/blue
- Mobile phone reception is variable in the vicinity of the house and garden depending on network. We offer free wifi from all bedrooms and public areas. Our landline would be offered for emergency use
- Please contact us regarding your needs and we will do our utmost to meet them
- If you have any access requirements please do contact us before making a reservation so we can try and meet your requirements as best we can.
- Fire precautions – the property has recently been converted with the benefit of a building application and therefore benefits from an up to date approved fire system
- Soundproofing - the property has recently been converted with the benefit of a building application and therefore benefits from an up to date approved sound proofing system
- Assistance will be willingly given if requested if it is within our capability. Assistance with luggage is also offered
- The owners are on site and will assist wherever possible
- The courtyard is uneven in places