

BERRY HOUSE

Access Statement

Berry is an historic building with many ancient features. It has gardens on three sides and a separate Games Barn. The majority of the Reception rooms are on the Ground Floor. There are also two bedrooms on the Ground Floor.

OUTSIDE

Vehicle parking is on a level compacted gravel surface which continues level straight and (>1.5m) wide to the main front door. The path to the side / Boot Room door is narrower has two right angle turns, two low steps (100mm) and crosses a small area of uneven stone cobbles.

Entry to the main front door is up two (150mm) steps through a pair of double doors outside and then level to a very wide single door inside.

GROUND FLOOR

On this level are the Drawing Room, Dining Room, Kitchen, Breakfast Room, Boot Room and two bedrooms – Parlour and Dairy and two separate bathrooms.

The whole ground floor is level. Some areas have slightly uneven flagstones and there are rugs in the Drawing Room, hallways and bedrooms.

There is a (small 80mm) step at the connecting archway between dining room and kitchen (alternative level route via hallway), and another (tiny 30mm) step into the Parlour bedroom.

One bathroom has a 725mm clear width doorway and conventional bath with no grab rails, basin set in marble top with 800mm clear space beneath, conventional free standing WC.

One bathroom has a 710mm clear width doorway and conventional shower cubicle with 250mm step up and single outward opening glass door, no grab rails, wall-mounted basin and WC.

BERRY Access Statement contd.

STAIRS

The main staircase leading to all first floor rooms is 1.1m wide, has two right angle turns with wide landings. There is a handrail on one side only. It has a fitted carpet runner.

The first floor is on three different levels all off the main staircase. The back staircase is steeper, narrower and has winding stairs part without handrail. It leads to the same first floor rooms and continues up to the attic. It has fitted carpeting.

FIRST FLOOR

At the top of the main staircase there is a wide landing with access to two spacious bedrooms – Wolferstan and Buck.

Wolferstan has a large en-suite bathroom with conventional paneled bath, basin set in marble top with 800mm clear space beneath, conventional free standing WC.

Buck has a small en-suite shower room. The shower has inward opening bi-fold door and 250mm step up, no grab rails, wall-mounted basin and WC.

From the half-landing there is access via three further steps up to a long wide corridor giving level access to three bedrooms – Abbot, Luttrell and Cleverdon.

There are two bathrooms one with free standing roll-top bath and one en-suite shower room with outward opening glass door no grab rails.

The Games Room and TV/Reading Room beyond, are accessed from the long corridor via four further steps up.

ATTIC

At the top of the back staircase the attic has low/sloping ceilings and level floor with fitted carpeting.

Close to the top of the stairs are two bedrooms and one bathroom. The bathroom has a conventional bath with one wall-mounted grab rail and wall-mounted basin and WC.

At the end of a long corridor with limited headroom is a large bedroom and en-suite bathroom with conventional bath and wall-mounted basin and WC, no grab rails.

BERRY Access Statement contd.

OUTSIDE

Front Garden (to the South) – the level compacted gravel path from the front door has two accessible stone benches within 4m. There is a level mown grass path through the formally planted front garden. The path continues level round to the kitchen garden.

Kitchen Garden (to the West) – this has the outside dining area with two fixed stone tables within 3m.

From the Breakfast Room French windows (900mm wide) there is one (100mm) step down to a graveled surface.

This area is also accessible via a side door opposite the Parlour bedroom. The doorway has a metal weather strip protruding 30mm up and one (60mm) step down to the garden.

Herb Garden (to the East) – this is a pretty sheltered garden. Access via the Boot Room or two steps up from the front of the house. It has very uneven cobblestone paths.

Games Barn – this building is detached approx. 30m from the Breakfast Room French windows. It has a level floor with (smooth office type) fitted carpeting.

The pedestrian door into the barn is 730mm clear width (the door is wider but there is a protruding weather bar at base) and has one (200mm) step up.

There are also two huge sliding metal doors with no step or threshold obstruction.

The direct access path has seven long spaced (150mm) steps up.

Alternative route avoiding steps via a gently sloping mown lawn.

Then there is a gently sloping gravel path to the barn.

A further alternative access route (150m long) is from the front of the house through the main vehicle gate round via gently sloping tarmac roadway. There is some loose gravel in the driveway and on the road surface.