



West Wight Cottages

2 The Granary Access Statement



Introduction

2 The Granary is located on the edge of Brighstone village, 500m from the village centre and 500m from the beach at Grange Farm. Grade II listed and originally part of Brighstone Mill, the cottage is approached up a gently sloping lane. The cottage has two floors and an upside down layout – the open plan living/dining area and kitchen is on the first floor and the two bedrooms and bathroom are on the ground floor.



We have tried to provide as much information as possible in this statement. If you have any queries please do call (07795 078049 / 01983 740782) or email (enquiries@westwightcottages.co.uk). We look forward to welcoming you.

Pre-Arrival

- Our website contains full information and colour photographs of the cottage, surrounding area and links to local attractions.
- The nearest ferry port is at Yarmouth (7 miles away)
- Brighstone is served by the No.12 [Southern Vectis](#) service with buses operating every 2 hours to Newport and Freshwater/Totland (onward connection to Yarmouth). The nearest bus stop is in the centre of the village (outside/opposite the Village Shop), 500m from the cottage. Newport is the central hub which provides bus services to the rest of the island. The [FYT community bus](#) operates a service between Brighstone, Freshwater and Yarmouth on Wednesday mornings.
- If you are travelling to the island without a car we can offer discounted foot passenger ferry deals and help you plan your journey on public transport
- Surrounding roads have recently been resurfaced by Island Roads and are level and easy to navigate.
- [Coastal Mobility](#) (01983 866431 01983 533500) offer the hire of scooters, wheelchairs, walking aids, etc.
- We can arrange for any shopping from the Brighstone Village Shop to be delivered on arrival.

Key Collection, Welcome and Car Parking

- The key can be collected locally (details provided after booking). Special arrangements will be made for guests with limited mobility or arriving on public transport.
- Recognising that people who opt for self-catering prefer to do their own thing guests are not normally welcomed in person but this can easily be arranged if wanted as we live locally.
- There is a dedicated car parking space between the garage and raised bank (immediately opposite the cottage). The car parking area is gravelled.
- The parking area is lit by a PIR sensor wall light attached to the garage.
- The entrance is reached by 5 steps down to the garden gate followed by 3 steps down between the garden gate and the flagstone patio leading to the front door. The steps are 18cm high, 38 – 100cm deep, 125cm wide. There is no hand rail outside the gate but there is a hand rail on the left side of the steps in the garden. The steps are lit by PIR sensor wall lights mounted on the garden and cottage walls.
- The gate is 100cm wide and hinged on the left.
- The entrance is clearly signed from the car park.



Entrance to Property

- The entrance at the front has 1 step – 10cm high. There are no hand rails at the door or in the hallway.
- The door is 79cm wide and the key hole lock is 100cm high

Hall and Stairs

- Inside the front entrance is a hallway 140cm wide which leads to the bedrooms and staircase.
- Well lit hallway with a single pendant light
- Tiled floor
- Staircase is 1 flight to first floor. The stairs are 20cm high, 25cm deep, 77cm wide. There is a fairly tight turn towards the top. They have a hand rail to the left.
- The stairs lead to the living room/diner and kitchen



Living Room/Diner

The living room/diner is on the first floor and all on the same level. The layout is open plan, all furniture is moveable including a dining table and four chairs, two sofas, coffee table, chest of drawers, floor lamp and TV – details as follows:

- Rectangular Table – legs on each corner, 60cm floor to lowest point of table (underspace), 122cm long, 76cm wide and 76cm high
- Free space between table and walls is at least 60cm all around
- 4 chairs (no arms)
- 2 double sofas both armed
- Satellite (Freesat) TV provided with remote control (also available are DVD player and radio)
- Well lit room with a combination of ceiling spot lights, side light, table lamp and floor lamp
- Short pile dark patterned carpet



Kitchen

The kitchen is on the first floor and is accessed from the landing at the top of the stairs - details as follows:

- Doorway 73cm wide
- Worktop height 91cm (microwave is on worktop)
- Oven door opens to left, height of lowest shelf 20cm
- Sink 91cm high with cupboards underneath
- Electric hob 91cm high
- Fridge with integral freezer, highest shelf in fridge 60cm, lowest shelf in fridge 30cm
- Single mixer tap, ¼ turn operation
- Standard size front loading washing machine
- Well lit via fluorescent overhead light
- Laminate flooring



Bedrooms

The bedrooms are on the ground floor and level with hallway.

Main bedroom:

- Door width 72cm
- Kingsize bed (5ft)
- Bed height 57cm floor to top of mattress
- Height of clear space under bed 24cm. Note spare bedding is stored here but can be removed on request.
- Non feather duvets and pillows
- Largest transfer space available to left or right of bed is 110cm
- Largest free space clear of doors and furniture is 90cm by 280cm
- All furniture can be moved with exception of fitted wardrobe
- Well lit by pendant light and bedside lamps
- Décor consists of plain white walls contrasting with oak skirting and doors.
- Short pile grey carpet



Twin bedroom:

- Door width 72cm
- 2 single beds (3ft)
- Bed height 58cm floor to top of mattress
- No clear space under bed (divans)
- Non feather duvets and pillows
- Largest transfer space available to left or right of bed is 65cm (if bedside table removed)
- Largest free space clear of doors and furniture is 60cm by 60cm (if bedside table removed)
- Furniture cannot easily be moved
- Small wardrobe with single rail. Shelves in boiler cupboard can also be used.
- Well lit by pendant light and bedside lamp
- Décor consists of plain magnolia walls contrasting with oak skirting and doors
- Short pile grey carpet



Bathroom

The bathroom is on ground floor and on same level as hallway:

- Door width 72cm
- Bath with flexible shower over
- Cross-head taps on bath and basin
- Bath height is 54cm. Integral bath rails on both sides.
- Toilet seat height 43cm
- Space to right of toilet is 20cm, space to left is 20cm
- Space under washbasin is free (no pipes or vanity unit)
- Well lit via pendant light and fluorescent tube shaving light
- Décor consists of white tiled walls contrasting with oak door and coloured towels
- Vinyl flooring



Grounds and Gardens

The cottage front door opens onto an enclosed garden:

- Flagstone patio is accessed from the entrance down a single step. Table and four chairs.
- Raised gravel area with "stepping stones" to another flagstone patio and bench. The small pond is covered with a grid.
- Steps to car parking area etc as described earlier
- Flower beds beside steps and next to car parking space



Additional Information

- We welcome assistance dogs. Food and water bowls can be provided and dogs can have use of the enclosed garden (please clear up and take away any dog poo)
- Smoke alarms are fitted in the hallway and outside the kitchen.
- Information folder is produced in size 14 font
- Mobile phone reception is variable. A landline is provided for guests use (Island and emergency calls only requested).
- Free WiFi
- No smoking policy
- Pets are not allowed (with the exception of assistance dogs)
- Doctor's Surgery in New Road, Brighstone (Tel: 01983 740219)
- 24h Accident & Emergency via Healthcare NHS Trust, St Mary's Hospital, Parkhurst Road, Newport PO30 5TG (Tel: 01983 822099)

Contact Information

- Address: 2 The Granary, Mill Lane, Brighstone PO30 4BU, Isle of Wight
- Grid refence: Latitude 50.638568, Longitude -1.399646
- Telephone: 07795 078049 / 01983 740782
- Email: enquiries@westwightcottages.co.uk
- Website: <http://www.westwightcottages.co.uk>
- Hours of operation: Contactable by mobile telephone and email 24h
- Local housekeeper & caretaker: Contactable by mobile telephone
- Visit either of the following websites for information on ferries, trains and buses:
 - Visit Isle of Wight <http://www.visitisleofwight.co.uk/travel>
 - Isle of Wight Council <https://www.iwight.com/>
- Taxi firms which provide wheelchair accessible taxis include ASAP Taxis (Tel: 01983 244444), Alpha Taxis (01983 280280), Cowes Harbour Taxis (01983 300777), Mustis Taxis (01983 559191)

Future Plans

None at present. We welcome your feedback to help us continuously improve. If you have any comments please telephone 07795 078049, 01983 740782 or email enquiries@westwightcottages.co.uk