**Access Statement**

* Approached off B4269 via terraced lane, steep in places, and [signposted] up steep concrete drive, over cattle grid into yard.
* Parking area for minimum 2 cars, 5 metres from bunkhouse doors.
* Additional parking on sloping grassed hardcore strips.
* Slightly sloping flagged pathway along south facing front of bunkhouse, with views over stream, ponds and wildlife areas with laid hedge and fields beyond.
* Main entrance into downstairs room via double doors [glass paneled inner door, stable type outer door] 740mm wide.
* Downstairs room with double divan, TV with remote control, level access to kitchen area and shower/ toilet room. Spiral stairs to mezzanine with 4 low-level single beds under sloping eaves.
* Kitchen has work surfaces, low-level oven and microwave.
* Service dogs welcome.
* Nearest public transport :- Llanfoist, 1.5 miles.
* BSL stage 2 sign language communicator available and contact with local deaf club.
* Landscaped grounds and rest of farm have very limited wheelchair access.