**Access Statement for The Farmhouse**

**Introduction**

Hillside Farmhouse is a rendered granite stone building situated on the southern side of Timmy’s Hill at the southern end of Bryher, with sea views and views over the farmland towards Tresco, St Marys and the Western Rocks.

**Pre-Arrival**

Bookings/enquiries can be made directly from the website via email.

Guests arrive by plane or ship to St Marys, or by helicopter to Tresco, we can assist with boat transport to Bryher through Tresco Boating, this cost is not included in the accommodation price.

**Arrival**

Guests are met on arrival to Bryher and luggage transported to the cottage.

**Main Entrance**

Path leading from the island track to the farmhouse is a sloping smooth concrete path, a gate opens to the right. The farmhouse is accessed through a stable door, 76cm wide, up 2 x 10cm steps. Into the boot room/utility, ceramic tiled flooring. Worktop is 89cm high with under counter, front opening washing machine and freezer. Fire extinguisher and blanket are situated above the worktop approximately 160cm from floor level. Glazed door, 76cm wide, opens to the left into the kitchen dining area.

**Kitchen/dining area**

A selection of under and over counter cupboards, oak worktop at 83cm. Electric hob at 83cm with extractor fan overhead. Built in double oven 80cm with drop down opening doors. Built in under counter fridge. The kitchen table is oval, seating four chairs with no arms, approximately 75cm from floor level, this can be moved. An electric wall mounter heater is available. Radio available. Window to front with views. Glazed door of 76cm to hallway, which has glazed door, 76cm, to living room, laminate floor, and bathroom.

**Bathroom**

Bathroom door is 74cm wide x 172cm high, opening to the right up a 15cm step. Tiled floor, another 15cm step. Sink height 80cm. 15cm step to walk in shower with fabric curtain, no handrails. Toilet seat height 42cm. There is a wall mounted electric towel rail. Built in cupboard space.

**Livingroom**

Livingroom has laminated flooring and a rug. Two three-seater sofas, 48cm seat height and 38cm seat height. One is a feather filled sofa. A log burner and plug in electric heaters available. Tv available. Window to front with views. Wooden coffee table. Understairs cupboard 76cm door.

13 carpeted stairs lead from hallway to two bedrooms. Handrail to one side.

**Bedroom 1**

Painted wooden floorboards with rugs. King size bed on slated wooden frame, 65cm mattress height from floor. A mix of polycotton, cotton bedding is used with percale non-feather quilt and a mix of feather and non-feather pillows. Bedside cupboards and lamps to both sides. Wardrobe, chest of drawers and dressing table. Wooden sash window to the front with views

**Bedroom 2**

Painted wooden floorboards with rugs. 2 x single divan beds 63cm height. Bedside cupboards and lamps for each bed. 2 x chest of drawers. Wooden sash window to the front with views.

**Outdoor facilities**

Outside there is a private gravelled seating area, down 5 uneven granite stone steps, no handrail. 2x steamer chairs and a drinks table are available. Directly outside the door of the farmhouse a picnic bench is available. The gardens to the front of the farmhouse are shared with Bracken, the adjoining cottage. Currently a building within the entrance grounds to the farmhouse is used by workaway staff.

**Shop**

Bryher stores and post office is a 20-minute walk along a mixture of concrete and unmade rough track.

**Attractions/display boards**

Two-minute walk to a display board that informs visitors of daily boat trips to other islands and wildlife trips.

**Additional Information**

An information folder is available in the cottage with places of interest leaflets. The Farmhouse is non-smoking. Good mobile phone reception from most networks, WIFI is available but affected by granite walls in some rooms.

**Contact Information**

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