

## **ACCESS STATEMENT FOR NEW HOUSE FARM B & B**

### **DIRECTIONS**

From Gloucester take the A40 towards Ross on Wye. Continue for about 9 miles and take the first right after the "County of Herefordshire" sign, signposted to Aston Ingham. Continue for approx 2 miles, and at the bottom of the hill turn right into Barrell Lane and follow the directions from the brown Tourist board sign to New House Farm B & B

From the M50 exit at Junction 3 and proceed on the B4221 in the direction of Newent. After about 3 miles turn right, signposted to Aston Ingham. Proceed through the village passing the church on the left and turn left up Barrell Lane (signposted New House Farm B&B). Follow the lane bearing left at the fork and New House Farm will be seen on the right, after about a third of a mile.

### **SITUATION**

New House Farm is ideally situated between the Cotswolds, the Wye Valley and the Forest of Dean. The property is accessed by its own private drive of about 1/3 mile long and is set in a commanding position on the hillside of a quiet valley with far reaching views towards the Malvern Hills, and yet within easy reach of the M50 and the A40. There is a mainline railway connection at Gloucester (London/Paddington 120 minutes) but there is no local bus route.

### **LOCAL & SPORTING**

The local towns of Ross on Wye and Newent provide for all usual holiday requirements with a good range of shops. The pretty market town of Ledbury is 10 miles away. Gloucester, Malvern and Cheltenham are within half an hour's driving distance where there is a range of excellent shops. Golf is available at Newent, Huntley, Forest Hills & Ross on Wye. Racing is at Cheltenham, Chepstow & Hereford.

Equestrian events are regularly held at Hartpbury and in The Forest of Dean.

### **DESCRIPTION**

New House Farm is believed to date back to the 16<sup>th</sup> Century and evidence of this early structure can be found in the extensive cellars. The present house probably dates back to the early Georgian times when the farm was believed to be quite substantial, surrounded by extensive Perry orchards perhaps giving rise to the name of Barrell Lane. The house is mainly constructed of mellow red brick with some local stone. The owners have run a successful farmhouse Bed & Breakfast business for the past 9 years. Visit [www.newhousefarm-accommodation.co.uk](http://www.newhousefarm-accommodation.co.uk) for further information.

The property is particularly spacious with high ceilings and plenty of natural light from the sash windows. There are exposed beams throughout and the house retains much period charm.

**THE PASTURE LAND** The permanent pasture land lies to the east and west of the farmhouse and is predominantly level ground, with an area to the east immediately adjacent to the house. The pasture land amounts to about 39 Acres and there is 40 acres of woodland.

**THE WOODLAND** The farm includes a large wooded area combining native broadleaves and commercial conifer plantations. Gorsley stone has been quarried on the farm and provides a useful source of materials for building repairs and farm tracks. There are the remains of a ruined barn toward the apex of the wooded hill and there are various rides throughout the woodland. The woodland amounts to about 40 acres and there is a waymarked map available for guests to pick up the footpath near the edge of this to May Hill.

**THE GARDENS** The gardens are mainly laid to lawn interspersed with some fine mature trees including a horse chestnut and a willow and a variety of shrubs ensuring colour throughout the seasons with a small patio with table and chairs outside the front door for guests to enjoy

the sunshine and views. An ashtray is provided there for any smoking guests. There is useful shed for storage of bikes etc near to the house.

**PARKING** Is adjacent to the house and cars can be parked outside the front door for people to alight and remove their luggage. Then cars can be parked within 10 metres. There is parking space for at least 6 cars and further space for larger vehicles in the farm yard, which is a short distance away.

**ACCESS TO THE HOUSE** There are two wide stone steps, followed by three more stone steps before entering the 1m wide front door. A ramp can be provided on request. This leads to the

**HALL & RECEPTION AREA** with its large grandfather clock, is carpeted throughout with access, without any more steps to both the **DINING ROOM** which measures 5.5m x 4.4 metres with one large dining tables and a smaller refectory table with matching chairs, a side table and a sideboard, a grandfather clock and a fireplace which is not used. There are two radiators, lined curtains and shutters to a large sash window which faces north and a .85m wide doorway.

**GUESTS LOUNGE** which is also accessed from the hall measures 5.1m x 3.8 m and has two large windows which face to the south and to the west. There are two comfortable sofas and a working brick fireplace which burns both wood and coal. There is a large TV with DVD etc and a .85m wide doorway.

**STAIRCASE** leading from the hall is .9m wide and carpeted with a sturdy hand rail to one side. There are eleven steps with a 17cm rise then a landing with a large double glazed picture window, then five more steps to the first floor landing where there are three letting bedrooms set off this.

**DOUBLE/SINGLE ROOM** measures 3.9m x 3.8 with two windows with views to the north (Malverns) and to the west over the farmyard and across the valley. There is an antique 4'6" bed (with a new

mattress), a dressing table & stool, two bedside tables with lamps on each, an alarm/radio clock, a TV with remote controls and a fully stocked tea tray with kettle. There is also a hairdryer. There is a built in wardrobe and an en-suite shower room with basin & toilet. The rooms are carpeted throughout with a doorway of .8m and a 67cm doorway to the shower-room.

**FOUR-POSTER ROOM** measures 5.9m x 5.7 metres with two sash windows with views to the Malvern Hills. As well as the 5' bed there is a 4' sofa-bed and a large armchair. There is an ensuite bathroom with bath/shower above, a toilet and a basin. A TV with remote controls, a hairdryer and a fully stocked tea tray with kettle are provided. There is a chest, chest of drawers, hanging built in wardrobes and two bedside tables complete with lamps. The room is carpeted with a large rug over part of it and has a .8m doorway and a .75 cm glazed door to the bathroom which is also carpeted.

**FAMILY ROOM/LARGE DOUBLE/TWIN BEDROOM** measures 6.2 m x 4.1 metres with two double glazed large windows facing south and west. There is a large ensuite bathroom with separate bath, shower, bidet, basin & toilet with a 65 cms doorway but access to the bathroom is also possible from the corridor by a 70cm door. There is a 6' double bed, a 3' single bed with another pullout 3' bed under, a dressing table/wash stand with chair, large Edwardian wardrobe, two bedside tables with lamps. Both the room and the bathroom are carpeted throughout. TV with remotes, hairdryer, tea tray are also provided.

**SEPARATE W.C.** Is along the corridor with toilet & basin and a 70cms doorway.

**ADDITIONAL INFORMATION** The breakfast menu consists of as many locally sourced ingredients as possible with homemade jams & marmalade and is available in larger black print on a yellow background for the partially sighted. The owner has been trained on a

Welcome All course and there is space in the dining room for small meetings which are catered for. There is **wifi** connection to the internet and most mobile networks work at the farm.