

# Access Statement for Giffords Barn

Blackford, Yeovil, Somerset, BA22 7EB

## Introduction

Giffords Barn is a recently converted, detached stone built property in the tiny, picturesque village of Blackford which is situated on the Dorset/Somerset border within very easy access of the A303. The barn consists of a ground floor with reception hall, laundry, two twin rooms and a family bathroom on one level; a large kitchen/dining/day room down one step from the ground floor; and a large sitting room leading to the master bedroom and en-suite bathroom on the first floor. The barn has light painted walls and is naturally light and spacious, with original oak beams and has under-floor heating throughout.

## Pre-arrival

Full details on websites: [www.premiercottages.co.uk](http://www.premiercottages.co.uk) and owner's website [www.giffordsbarn-somerset.co.uk](http://www.giffordsbarn-somerset.co.uk)  
Bookings & enquiries via [peter@giffordsbarn-somerset.co.uk](mailto:peter@giffordsbarn-somerset.co.uk) or via telephone 07762 206888 or 07765 175058  
Road directions provided prior to arrival. One mile south of A303 between Wincanton and Ilchester.  
Nearest train stations: London Waterloo line to Sherborne (7 miles away) and London Paddington line to Castle Cary (6 miles away)  
No public transport direct to village of Blackford  
Berrys Coaches from London Hammersmith to Wincanton (4 miles away)

## Arrival & Car Parking Facilities

Guests met by owners  
Private parking for 2 cars – car port and gravel driveway  
Further parking available in adjacent country lane  
Access to barn from gravel drive via single-width gate to short flagstone pathway leading to front door  
Two broad stone steps from path to front door and into reception hall

## Main Entrance

Large reception hall with staircase to first floor; bench  
Access to ground floor accommodation all on one level  
Access to kitchen/day room is two steps down from ground floor.

## Laundry & Small Toilet

Located on ground floor  
Limited access to narrow room with sink and units housing washing machine and tumble drier along one side. Clothes horse. Ironing board.  
Leads to small under-stairs toilet

### **Twin Bedrooms**

Bedrooms down short flagstone passage from reception hall – one level.  
Larger twin bedroom: fitted carpet, spacious, twin beds, access to outside.  
Smaller twin room: fitted carpet, limited space, fitted wardrobe.  
Travel cot provided

### **Ground Floor Bathroom**

Family bathroom adjacent to larger twin room, with over-bath shower.  
Flagstone flooring

### **Kitchen/Dining/Day Room**

Access via reception hall down two steps.  
Large room with ceiling to floor, oak-framed, fully glazed window on one side with door to garden (one step down). Naturally very light. Even flagstone flooring all on one level.  
Dining area has large oak table which seats 8 people. Chairs without arms have padded leather seats. Located along window side of room with ample space around. High chair.  
Fully equipped, modern kitchen (with dishwasher, microwave, 4-oven electric AGA with 4-ring hob, fridge/freezer with ice maker) adjacent to long stone island  
Moveable bar stools.  
TV and sitting area on window side of room with 2 seat rattan sofa, 2 rattan chairs and glass coffee table. Table and chairs moveable for easier access.

### **Outdoor Facilities & Garden**

Secluded garden is mainly lawn with flagstone paths from gateway along front of property and further paths off to patio area and wood shed. Small stream runs adjacent to garden - protected by short picket fence.  
Teak garden table & 6 chairs with arms + parasol set on flagstone patio, surrounded by lawn.  
2 moveable sun loungers with side table located on lawn.  
Sun-downer gravel terrace with table & 4 chairs located at end of property.  
Access via short picket gate. 1.5m unprotected drop to stream. Parasol and barbeque.

### **Staircase**

14 tread staircase leading from reception hall to first floor sitting room. Fitted stair carpet. Hand rail.

### **Sitting Room**

Located on first floor. Oak flooring throughout. Very spacious. Two very large sofas face large stone coffee table.  
Wood-burner located along centre of wall and mounted on stone surround which could be a slight tripping hazard. Wood-burner doors closable and fireguard provided.  
TV and music system located at one end of sitting room. Very large flat-screen TV, surround sound audio system.  
Desk with wireless router and lamp at far end of sitting room next to doorway to master bedroom.  
Wooden bookshelves line end of sitting room on wall leading to master bedroom.

### **Master Bedroom with en-suite Shower Room**

Leading from sitting room area. Oak floored. Very light and spacious.  
Two occasional chairs at end of bedroom. Walk-in wardrobe.  
Super-king size bed with side cabinets and lamps.  
En-suite shower room. Oak floored. Double shower cubicle. Toilet & sink.

**Owner Information**

Peter Jefferies, Giffords Barn, Blackford, Yeovil, Somerset, BA22 7EB, 07762

**Telephone & Internet Facilities**

Free landline 01963 440390  
Laptop on site with free broadband Internet connection

**Bookings & Enquiries**

[Giffords.barn@tiscali.co.uk](mailto:Giffords.barn@tiscali.co.uk)  
Tel: 07762 206888 / 07765 175058

**Website**

[www.giffordsbarn.talktalk.net](http://www.giffordsbarn.talktalk.net) / [www.premiercottages.co.uk](http://www.premiercottages.co.uk)

**Grid Reference**

ST 657 261

**Hours of Operation**

All year round

**Emergency Number**

Owners: 07762 206888 / 07765 175058

**Local Carers**

Peter Jefferies & Jenny Cox 07762 206888 / 07765 175058

**Local Public Transport Numbers & Taxi Numbers**

Welcome Sheet & Information Pack provide many local numbers.  
Yellow Pages and local directories also available

**Other Contact Information**

Provided on Welcome Sheet on site