

# **Goffsland Farm B&B**

## **Access Statement**

### **Introduction**

Goffsland Farm is located 5 miles south of Horsham, between Southwater and Shipley Village, and offers two guest rooms, one family room with a double and single bed with an en-suite, and a further double bedroom also with en-suite facilities.

The house is over four hundred years old and is grade two listed. Whilst we aim to meet the needs of all of our guests there are some period features of the house which might make access difficult for people with limited mobility.

Goffland Farm, being situated in the Sussex countryside is central for many National Trust properties and gardens. We are a twenty minute drive from the south down, and the Sussex coast. Both of which provide fabulous scenery and excellent walking.

We are a family run working farm of 250 acres with many public footpaths and bridleways through the farm providing visitors the opportunity to see the birds and wildlife that live on the farm. We have a pedigree herd of Sussex cattle and a small flock of sheep, providing prime beef and lamb to the local butchers, plus a variety of other animals.

We look forward to welcoming you. If you have any queries or require an assistance please contact Carol or David Liverton on – 01403 730434 or email us at [livertonpartners@btconnect.com](mailto:livertonpartners@btconnect.com)

### **Pre-arrival**

We are located on the B2224 which run between Southwater village and the A272. Head south around Horsham on the A24 until you come to a large set of traffic lights where the A272 crosses the A24. Head west on the A272, signposted Billingshurst. The first road on the right is Shipley Road, signposted Southwater. The farm entrance is the first turning on the left, come down the farm drive through the farm building where there is a sign to the farmhouse where the visitor parking is.

Buses are available from Southwater (approx 1.5 miles) into Horsham where there is a very good train service into London and to Gatwick airport. Taxis will come out from Horsham and Gatwick airport is 30 minutes by car. The nearest shops are in Southwater (1.5 miles).

### **Car Parking and Arrival**

The farmhouse is well off the road and there is parking for visitors next to the farmhouse. Access to our property is gained from the flagged pavement, and this is well lit at night.

The entrance is through a small porch to the front door which is 840mm (33ins) wide.

### **Welcome Area**

Guests are welcomed in the hallway which is level throughout. Seating is available with one upright chair. The area is well lit with overhead lighting and a table lamp. Assistance can be given with luggage.

### **Bedrooms**

Our guest's rooms are accessed by means of stairs with twelve 180mm (7ins) steps. Our beds are made up with sheets, blankets and duvets. Our pillows are feather and down and synthetic, with extra pillows available on request.

There is seating, bedside tables, bedside lamps, a wardrobe, plus a chest of drawers in each room. Both rooms have T.V.'s, fridges and tea/coffee making facilities. Fresh milk and bottled water is always provided. Both rooms also have an alarm clock.

Bedroom one has a standard double bed 580mm (23ins) high with access from both sides. Bedroom two has a standard double bed 580mm (23ins) high with access from both sides and a single bed 610mm (24ins) high with access from one side. Bedroom two has a step down into the room 100 (4ins)

### **En-suites**

Bedroom one is on the level and the en-suite has one step 150mm (6ins) up to the en-suite. The shower cubicle is accessed via corner door opening 430mm (17ins) and a 150mm (6ins) step in.

Bedroom two has two steps up to the en-suite 100mm (4ins) and 150mm (6ins) and the en-suite door width is 580mm (23ins). The shower cubicle is accessed via a 610mm (24ins) wide folding door and a 150mm (6ins) step.

### **Public areas – Hall, Stairs and Landing**

All public areas, hall, stairs and landing are well lit using a combination of ceiling and table lamps. The stairs and landing are carpeted. Smoke alarms are fitted in all public areas with fire extinguishers in the bedrooms and hall. Both bedrooms have heating with storage heaters on the landing and in the hallway.

### **Guest lounge/Dining area**

The dining room/guests lounge is situated off the hallway on the ground floor and the entrance is 170mm (28ins) wide with a step free level entry. It is fully carpeted. Large windows allowing lots of natural light supplemented by adjustable wall and table lamps. There is a living flame electric log fire to supplement the storage heater if required. There is seating for 5 people at a solid oak table with coordinating chairs. There is a buffet table where guests can help themselves to cereal, fruits, yoghurts, juices and toast. Assistance can be provided on request.

### **Garden**

Guests are welcome to use the garden with plenty of seating areas, especially as smoking is not permitted in the farmhouse.

### **Additional Information**

There are 'in case of fire' instruction posted on the back of the front door and in the guest information packs in each of the bedrooms. The packs also have some maps in them giving information of local pubs/restaurants. There are details/phone numbers for hospitals, taxis etc.. in them too. There is a selection of tourist information set out in the guests lounge.

Free Wi-Fi- facilities are available. We are happy to cater for special diets, like and dislikes – please let us know prior to arrival.

Mobile phone reception is generally good.

We can accommodate guests dogs.

Guests have the use of a microwave and washing machine on request.

### **Contact Information**

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