

Access Statement for Quality Bed and Breakfast

Access to the property is by a downhill slope concrete drive. There is ample parking by the house.

The entrance is accessed along a concrete path which leads to a level gravel area leading up to the front door.

We can assist guests with luggage.

Guide dogs are welcome.

Main Entrance & Reception

The front door has two steps, each 13cm high and is 77cm wide.

On entry into our home there is a hallway 1.9m wide.

The floor is carpeted.

Public Areas – General (internal)

Guests sitting room/dining room is on the ground floor with a wood block floor with carpet.

The stairs are 17cm high, 24cm deep and 85cm wide with a fitted carpet. There are 8 steps on to a small landing with another 6 steps leading to the main landing.

Public Areas -WC

Double and Twin rooms are ensuite. Single room has a private bathroom.

Dining Room

Breakfast is served in the sitting/dining room. There are no steps.

Table has underspace of 72cm and height of 74cm (legs on each corner). Chairs without arms.

We do not play background music in any area of the B & B

Breakfast can also be served in our recently built conservatory overlooking the garden. Access is through the front door, down a gravel path to the patio which has 3 steps 16cm high leading into the conservatory.

Leisure Facilities

We have a games room with table tennis, bar billiards, and darts.

Bedrooms

Bedroom 1

Door width is 75cm wide.

Double bedded room.

Bed height 62cm

Digital TV with teletext and remote control.

Fitted short pile carpet on the floor

Ensuite door width is 58cm wide opening outwards.

Shower cubicle edge/step is 16cm high.

Basin is 7900cm high

Toilet is 43cm high

Bedroom 2

Door width 75cm.

Single beds, so can be booked as a double bedded room or a twin bedded room.

Bed height 52cm

Digital TV with teletext and remote control.

Fitted short pile carpet on the floor.

Ensuite door width is 60cm

Shower cubicle edge/step is 17cm high

Basin is 78cm high

Toilet is 45cm high

Bedroom 3

A single room.

Bed height 75cm

Digital TV with teletext and remote control.

Fitted short pile carpet on the floor.

Bathroom

Bathroom 1.1/2 metres from the bedroom.

Bathroom is 220cm wide x 210cm long

Toilet is 40cm high

Basin is 76cm high

Bath is 53cm high with shower.

Grounds and Gardens

We have a large garden, flower borders and lawn, which guests are welcome to use. There is a table and chairs and deck chairs.

Guests are welcome to exercise dogs in the fields or wood.