

## ACCESS STATEMENT FOR WOODEND FARM BED AND BREAKFAST

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to describe the facilities and services that we offer all our guests.

### **Introduction**

Woodend Farm is located down a country lane in the small hamlet of Woodend, some 5 miles from the market town of Ledbury and 12 miles from the city of Hereford.

The guest accommodation, which is located in a recently converted 18th century barn and is separate from the farmhouse, comprises of two double rooms and a twin room, all ensuite and a one bedroom cottage.

Whilst we aim to meet the needs of all our guests there are some steps which might make access difficult for people with limited mobility

We look forward to welcoming you. Our contact number is 07961 216329 and our email address is woodendfarmledbury@hotmail.com should you require any further information than that contained in this statement.

### **Pre Arrival**

Our normal check in time is between 4 and 7 p.m. but we will endeavour to be available for arrival outside these times. If arriving by car directions are available on our website and the postcode is HR8 2RS. The nearest bus stop is some  $\frac{3}{4}$  of a mile away with hourly services from Ledbury and Hereford. The nearest train station is at Ledbury, also the location of the nearest shops. Taxis would have to be pre booked. We can normally assist with the booking.

We regret that with the exception of assistance dogs we are unable to accommodate any pets.

### **Car Parking and Arrival**

There is car parking approximately 20m from the Barn and Cottage. There is parking 5m from the Yurt. In regard to the barn there are three shallow entry steps down to the patio. There are two paved entry steps to the cottage. There are outside motion sensor lights outside the barn and cottage for the hours of darkness. Assistance will be given with luggage where required. There is a small step up to the yurt and no external lighting.

### **The Barn**

#### **Hall, Sitting and Dining Areas**

This area is level throughout and flagstoned with rugs and is well lit with a combination of ceiling lights and table lamps.

There are two sofas, an armchair and an upright chair around a log burning stove, which supplements the ground floor underfloor heating.

The wooden staircase, with handrail and 11 steps of 20cm (8 inches) is in the open plan hall and sitting area and leads to the upstairs bedrooms

There is a 23cm (9 inch) step down to the oak floored dining and open plan kitchen area. Large windows allow plenty of natural light overlooking the fields and French windows that give access to a level patio area.

There is seating for 6 people at a large central table. There is a side table where guests can help themselves to cereals, fruit, juices and yoghurt. Assistance can be given if requested.

### **Bedrooms and Bathrooms**

All bedrooms have seating, bedside tables with lamps, a wardrobe and a chest of drawers/dressing table with mirror. Tea and coffee making facilities are provided.

There are flat screen Freeview digital TVs with remote controls with subtitles available.

Our beds are normally made up with duvets, but sheets and blankets are available if required, together with additional pillows, which are feather and down.

The ground floor twin bedroom is accessed immediately from the hall area. There are no steps into the room. It has two single beds, 56cm (22 inches) high with access from both sides. There are two 18cm (7 inch) steps into the tiled bathroom. The bath, with non-slip mat has a hand held shower fixture. There is a grab bar on the side of the bath.

The two upstairs double rooms each have a double bed with access from both sides. There is level entrance to the ensuite shower rooms. The shower cubicles, with sliding doors have a 5cm (2 inch) lip. The shower head is adjustable for height. Non slip mats are provided. The toilets in all three bathrooms are 40 cm (16 inches) high. Heating is by way of radiator.

### **The Cottage**

The kitchen is flagstoned with rugs and lit with ceiling lights and lamps. There is a large step down from the sitting room which is oak floored. Access to the shower room is flat with tiled flooring. There are carpeted stairs leading from the kitchen to the bedroom, which is carpeted with a double bed, wardrobe, side tables and chest of drawers. The bedroom is open plan with no door from the stairs.

### **Garden and Patio**

The garden for guests use is at the side of the barn and is accessed by an 18cm (7 inch) step. The patio is accessed through the dining area French windows with an 8cm (3 inch) step. There is seating in both areas.

### **Additional Information**

There are interlinked smoke alarms in all bedrooms and public areas. No smoking is permitted within the building. Evacuation notices are on the back of each bedroom door.

There is an information folder detailing local NHS facilities, local places of interest to visit, menus of local pubs and restaurants.

Wi-Fi facilities are available on request. Local OS maps are available and there is a drying room for walkers and cyclist equipment.

We are happy to cater for special diets (please advise at time of booking). We can refrigerate prescription medication in our fridge during your stay.

Mobile phone reception and WIFI access at Woodend Farm is intermittent

**Contact Details**

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