

Access Statement for Grange Farm House B&B and self catering

Introduction

The Farm House comprises of two en suite bedrooms and one family en suite bedroom, it has dual purpose being used for bed and breakfast at certain times of the year, and when required as self catering accommodation. We have tried to provide as much information as possible in this statement, but if you have any queries please don't hesitate to contact us, we will do all that is possible to make your stay with us as pleasant as we can.

Pre-Arrival

- We have a website
- Booking and enquiries can be made via phone or email
- There is a bus stop 120 metres from the Farm House, with buses every half hour
- The nearest train station is in Ryde, which is approx. 5 miles away
- Ferry ports are at East Cowes, Fishbourne and Yarmouth for vehicle and foot passengers from Ryde and Cowes for foot passengers.

Arrival & Car Parking Facilities

- There is plenty of flat parking at the front of the property, which is located down a private drive
- Unless pre arranged arrival is after 3pm where you will be met and shown to your accommodation

Main Entrance & Reception

- There is a small step 13cm (5 inches) and 90cm (3 feet) wide to the front door
- The front door is approx. 74cm (29 inches) wide

Public Areas – Hall, Stairs, Landing, Corridors etc.

- The hall has two doors which are 74cm (29 inches) wide, the flooring is laminated and level
- There is 22cm (9 inch) step down into the kitchen from the breakfast room
- In the kitchen there is an Aga, conventional oven and large breakfast bar as well as all of the usual appliances, the floor is level
- There are thirteen steps up to the bedrooms, there is a banister on the right hand side, the stairs are quite steep but well lit, there is one low beam, each step has 18cm (7 inches) depth and is 22cm (9 inches) rise and 76cm (30 inches) wide are carpeted with a tight piled covering
- The bedrooms lead from the landing which is also carpeted

Public Areas – Sitting room, lounges, lobbies etc.

- There is 5cm (2 inches) step down into the carpeted sitting room, which has a leather three piece suite 40cm (16 inches) high and television

Public WCs

- There are no public WCs available

Dining Room

- Breakfast is served in the breakfast room on the ground floor
- Menus are provided
- Advanced warning is required to accommodate special dietary requests
- The table is 76cm (30 inches) high

Laundry

- There are shared laundry facilities available

Shop

- There is no shop on site

Treatment room/s

- Not available on site

Leisure Facilities

- There are televisions available

Outdoor Facilities

- There is a large garden with barbeque facilities and childrens play equipment, this can be accessed through the large patio doors

Conference & Meeting Rooms, Banqueting

- Not available on site

Clubs & Entertainment

- Not available on site

Bedrooms & Sleeping Areas

- Twin room door width 69cm (27 inches) – comprising of 2 twin beds (3 feet) wide, 60cm (2 feet) high to top of mattress
- En suite bathroom is on the level, the door width is 74cm (29 inches) and comprises of wash basin, WC and shower, which has an 18cm (7 inches) step up
- All bedrooms are carpeted with a close weave covering
- Double room, door width 69cm (27 inches) high. Bed 4 feet 6 inches wide and 60cm (2 feet) to the top of mattress
- En suite bathroom is on the level and has the same layout as the above
- Family suite, comprises of a double room and a twin room each with a 74cm (29 inches) door, carpeted with access to a shared en suite bathroom comprising of a wash basin, WC and shower cubicle which has a 10cm (4 inches) step

Bathroom, Sdhower room & WC

- Please see bedroom information for individual en suite details

Self Catering Kitchen

- Work surfaces are 76cm (30 inches) high
- Built in oven is 122cm (4 feet) to the top handle
- Aga 92cm (3 feet) to top
- All other appliances are low level fitting under work surfaces as are the floor cupboards, the wall cupboards are 150cm (5 feet) to the bottom shelf and 180cm (6 feet) to the top
- Breakfast bar in kitchen is 92cm (3 feet) in height

Caravans, Holiday Homes & Twin Unites

- Not applicable

Touring Facilities (Holiday Parks)

- Not applicable

Boats – Narrow Boat, Cruiser & Hotel Boat

- Not applicable

Attractions (Displays, exhibits, rides etc.)

- Not applicable

Grounds and Gardens

- Reasonable level lawned garden with borders, approx. 2 acres in total

Additional Information

- There are numerous exits in the event of an evacuation to both front and rear of the property
- There is no smoking indoors, however, it is permitted in the gardens cigarette butts are to be extinguished considerably

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Email: info@grange-farm-holidays.co.uk

Website: www.grange-farms-holidays.co.uk

Future Plans

- We have recently finished construction on Red Squirrel Lodge, which is rated under the National Accessible Scheme as suitable for part – time wheelchair users please see our website for further details

Contact Telephone and Email Address

We welcome your feedback to help us continually improve, if you have any comments please phone 01983 882 147 or email

info@grange-farm-holidays.co.uk