

## **Access Statement For Little Brendon Hill Farm Introduction**

We aim to cater for the needs of all visitors to our home based 3 bedroom bed and breakfast. The following statement is a summary of our provisions. If you have any specific questions please feel free to call us and we will endeavour to help.

### **Pre-Arrival**

- There is NO bus service and the main train station is in Taunton which is approx 30 minutes away by car. Taxi services are available at the railway station or we have a local private hire service which we can book for you if requested.
- Brochures and menus can be provided in large print if needed.
- We have an informative web site.
- We can be contacted by telephone (with answer phone when we cannot answer in person) or by e-mail. (details below)

### **Arrival & Car Parking Facilities**

- On arrival to the property there are entrance gates which are always open when the B&B is operating.
- There are no marked car parking bays but there is ample room for all cars.
- The surface is level, flat and hard surfaced.
- We can assist guests with luggage.
- The parking area and front door area are lit when dark (not floodlighting).
- The village is 1 mile away from the property.

### **Main Entrance & Reception**

- There are 4 steps leading to the front porch. (step heights between 16 and 22 cms).
- There is a bell next to the front porch.
- There is a large porch with tiled floor before the front door.
- The front door is 81 cms wide.
- On entry into our home there is a small hall area, 90 x 130 cms before 4 steps up to the main level area.
- These steps have a handrail.
- The flooring is fitted carpet.

### **Public Areas - General (Internal)**

- Our doorways to the guests lounge and dining room are 81 cms wide.
- Corridors have good colour contrast and are well lit.
- The covering on all floors and stairs is fitted carpet.
- We do not cater for dogs( except guide dogs) but kennelling is available next door. see link on web site.
- The dining room and lounge area are on the ground floor.
- There are 9 step stairs to a small landing and entrance to a double bedroom followed by a further 4 steps to the main landing and entrances to the other 2 bedrooms.
- The steps on the stairs are 20 cms high, 24 cms deep and 68 cms wide.
- There is a handrail up the stairs.
- There are NO lifts or escalators.
- There are No public telephones but guests are normally welcome to use our private phone if required.
- Mobile phone reception is very poor!

### **Public Areas - WC**

- All bedrooms are en-suite with linoleum type flooring.
- There is one public toilet available on the ground floor in the main hallway.

- There are smoke detectors fitted in the main hallway and on the main landing.
- Exits are either via the front door or the patio doors from the dining room. When locked the key is always left in the lock when occupied.
- In an emergency escape can always be made from the upstairs windows which are not locked.

### **Restaurant / Dining Room, Lounges,**

- Breakfast and Dinner is served in the dining room on the ground floor.
- There are no steps.
- The furniture is flexible and can be moved on request.
- Tables have an under-space of 68 cms high and a table top height of 73 or 74 cms.
- Chairs are without arms and can be moved on request.
- Menu can be available in large print and will be read/explained if needed.
- We do not play background music in any public area of the B&B but a radio/cd player is available in the dining room for guests use.
- There is NO SMOKING in any room in the B&B but guests are welcome to smoke in the garden.

### **Laundry**

- A laundry service can be provided on request.
- Wet clothing and /or footwear will be dried in our private utility room. A trouser press is available if needed.

### **Shop**

- The nearest shop is in the local village which is about 1 mile away.

### **Treatment room/s**

- Not available

### **Leisure Facilities**

- Not available

### **Outdoor Facilities**

- There is a garden and patio for guests use with seating and a patio table with parasol.
- We have secure storage available for pedal cycles

### **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- Not available

### **Bedrooms**

- There are 3 bedrooms all of which are on the first floor.
- **Dunkery.** Double en-suite. There are 9 stairs to reach the room.
- The stairs are 20 cms high, 24 cms deep and 68 cms wide.
- Doors widths are bedroom 75 cms and bathroom 66 cms.
- At least 46 cms routes within the room. i.e. between bed and furniture. Beds are 48cms high.
- Television with remote control and teletext.
- Two upright soft chairs, without arms are provided in this room.
- There is an en-suite bathroom with shower.
- There is a standard toilet and hand washbasin.
- The floor in the en-suite is linoleum type.
- **Summerway.** En-suite twin room.
- Door width to bedroom is 72 cms and to en-suite is 66 cms.

- At one point in this room there is only 30 cms between the bed and the wall but the bed can be moved if requested.
- There are 2 chairs without arms in the room.
- The bathroom is en-suite and has both bath and shower.
- The bath is fitted with handles.
- The separate shower is 900 cms x 700 cms.
- There is 95 cms free space between the beds and the wardrobe.
- Beds are 60 cms high.
- There is a television with remote control and teletext.
- The flooring is carpet except for the bathroom.
- **Hart Cleeve.** King size double room with en-suite bathroom fitted with large shower.
- The shower is 1015cms x 700 cms.
- Doorways are 81 cms wide and 66 cms wide.
- The bed is king size and 54 cms high.
- The minimum free space is 1m 40 cms between bed and wall or furniture.
- There is a two seater settee in this room.
- The television has remote control with teletext.
- The flooring is carpet, except for the bathroom.

#### **Bathroom, Shower-room & WC [En-suite or Shared]**

- All bathrooms are en-suite and have linoleum type flooring.
- All are well lit.
- All have electric shaver points.
- There are no provisions for hoists or emergency help.

#### **Self-Catering Kitchen**

- Not available

#### **Caravans, Holiday Homes & Twin Units**

- Not available

#### **Touring Facilities (Holiday Parks)**

- Not available

#### **Boats - Narrow Boat, Cruiser & Hotel Boat**

- Not available

#### **Attractions (Displays, exhibits, rides etc.)**

- Not available

#### **Grounds and Gardens**

- We have a small enclosed garden (flower border and lawn) for guests, which is available to sit in.
- There is seating and a table provided.
- There is a patio area which is hard surfaced with paving slabs.
- There are 2 steps on the patio.
- There are public footpaths and bridleways across surrounding farm land from the end of the driveway.

#### **Additional Information**

- We are a NO pets establishment, however dogs can be cared for at the kennels next door. (see link on web site.)
- Assistance/guide dogs are welcome.

- Mobile phone reception is generally very poor.
- We are able to use both front and patio doors in the need of evacuation. If you need assistance for evacuation please let us know on your arrival.
- We are a no smoking establishment. Smoking is permitted in the garden
- We supply a small fridge on the landing for fresh milk. This can be used for any medication or we can store items in our own fridge if needed.
- We cannot accommodate children.

#### **Contact Information**

- Address: Little Brendon Hill Farm, Wheddon Cross, West Somerset, TA24 7BG
- Telephone: 01643 841556
- Fax: not available
- Minicom: not available
- Email: [info@exmoorheaven.co.uk](mailto:info@exmoorheaven.co.uk)
- Website: [www.exmoorheaven.co.uk](http://www.exmoorheaven.co.uk)
- Grid reference: map O19 ref 933 376
- Hours of operation: Hours flexible to business. The B&B is our home so is occupied 24 hours.

**We welcome your feedback to help us continuously improve if you have any comments please phone 01643 841556 or email [info@exmoorheaven.co.uk](mailto:info@exmoorheaven.co.uk)**

**Correct as of May 5<sup>th</sup> 2011.**