

# **ACCESS STATEMENT FOR CUNDALL LODGE FARM**

## **INTRODUCTION**

- We aim to cater for the needs of all our visitors in our grade 2 listed 3 bedroom bed and breakfast. The following statement is a summary of our provision.

## **PRE ARRIVAL**

- All correspondence, pre arrival, can be made available in large print if requested.
- We have a small website and an email facility. We can be contacted by telephone and fax as well.
- The nearest train station (Thirsk) is 7 miles away. We can arrange collection but please note we have no local bus service. We can provide guests with a list of local taxi firms. Buses run from Helperby and Topcliffe.

## **ARRIVAL AND PARKING FACILITIES**

- The gravel drive is approached through a white wrought iron gate that is open 24 hours a day when the B&B is operating.
- There are 3 marked bays, there is ample room for the cars.
- The surface of the car park is level, flat and made of gravel.
- A gravel path leads to the front door.
- We can assist guests with luggage.
- 2 automatic lights will come on if it is dark when guests arrive.

## **MAIN ENTRANCE AND RECEPTION**

- The front door has 3 steps between 13cms (5 inches) and 18cms (7 inches). The door width is 104cms (41 inches). This leads into a carpeted hallway.

## **PUBLIC AREAS - GENERAL (INTERNAL)**

- The décor in the hallway is neutral and light, the corridors and landing have a good colour contrast and are well lit.
- Low energy lights are left on for guests on an evening.
- There are 11 steps of 17cms (6.5 inches) depth and then a further 7 steps of the same depth to access the 3 upstairs bedrooms. We have no ground floor bedrooms.
- Guest bedrooms have their own key and a key is given to the front door.

## **PUBLIC AREAS**

- Bedrooms are ensuite but no public WC is available.
- There is an emergency door bell on the top landing and a hand bell on the hall table.

## **DINING ROOM AND GUEST ROOM**

- The dining room is accessed through a 88cms (approx) doorway.
- Furniture can be moved on request.
- Seat height of dining chairs 48cms (19 inches) 5 dining chairs have no arms, 1 does have arms.

## ALL BEDROOMS

- There are 3 first floor bedrooms
- Door widths 84cms (33 inches)
- All have divan beds
- Televisions with remote controls.
- Bedrooms are all carpeted with short pile carpet.
- Bedside lamps at either side of the beds with rocker switches.
- Sofas or easy chairs in bedrooms.
- Furniture is moveable on request.
- Bedrooms all have windows and a central light.
- Our [Wellingtonia](#) room can be prepared as twin or double. Access through the 84cms wide bathroom door is flat .The bathroom floor is anti- slip vinyl. The acrylic bath has an overbath shower. Anti slip bath mats are provided.
- Our [White Horse](#) ensuite bathroom is accessed down a step 17cms (6.5 inches) deep. Flooring is non slip vinyl. Bath with overbath shower, anti slip bath mat provided.
- Our [Yeoman](#) room has an ensuite shower room the shower cubicle is 80cms by 100cms. The floor is Cardene floor tiles. An anti slip shower mat is provided.

## **GROUNDS AND GARDENS**

- Front garden with a gravel path and a lawned area and raised bed. Table and chairs are provided for guests use.

## **ADDITIONAL INFORMATION**

- Assistance dogs are welcomed.
- Mobile phone reception is generally good.
- We are able to use the front and back doors in need of evacuation. Please notify us if help would be needed in the event of an evacuation.
- We are a non smoking building. (If you wish to smoke in the garden, please be sure not to upset the other non smoking guests.)
- There is a small fridge on the landing that can be used for medication/food. Please put things in a named box. Ice packs to borrow are in the ice box .
- Special diets can be catered for.

## **LAUNDRY**

- No laundry room.
- We offer a laundry service to guests for a small charge.

## **SHOP**

- Not available

## **LEISURE FACILITIES**

- Not available

## **OUTDOOR FACILITIES**

- Walking by the river. Map available
- Fishing in season. (Guests must purchase a license from the Post Office).

## **CONFERENCE & MEETING ROOMS, BANQUETING, CLUBS, ENTERTAINMENT**

- Not available

## CONTACT DETAILS

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Website: <http://www.cundall-lodgefarm.co.uk>

Hours of operation: Closed 15<sup>th</sup> December - February 1<sup>st</sup>.

The B&B is our home and is occupied 24 hours a day.  
Main telephone answered 8am - 10pm.

Local Equipment hire:

- North Yorkshire Care, Starbeck

Local public transport:

- Bus: John Smiths
- Train: Transpennine.
- Local Accessible taxi: ask Caroline for telephone numbers