

## **ACCESS STATEMENT FOR PAXCROFT COTTAGE BED & BREAKFAST**

### **Introduction**

We aim to cater for the needs of all our visitors, in our three bedroom B & B. Any specific questions please feel free to call us and we will endeavour to help.

### **Pre-arrival**

We have a bus stop just along from our front drive with frequent buses passing. The main Train Station is five minutes away by Taxi.

Menus for Breakfast available on request.

You can contact us by e-mail or phone.

We also have our own Website.

### **Arrival & car parking facilities**

ON arrival we have a large car park (off road) to accommodate six cars. Bays are clearly marked; the drive is slightly sloping with gravel surface. There is a tiled footpath 320cm long leading to the front door.

We can assist with guests' luggage.

A Pub is within walking distance 15 minutes steady walking time.

Trowbridge Town centre is 3 miles away.

### **Main entrance & reception**

The front door is always locked with a bell push on the right halfway up the door frame.

The front door has a ledge of 16cm high 24cm wide to step over.

Door is 74cm wide.

On entry into the house the Lobby is 164cm by 148cm wide

Floor with tiles and a Mat over.

On entering the house a small hallway entrance 87cm wide going into the foot of stairs which measures 120cm by 106cm. Also off of this is the entrance to the Lounge/dining room doorway 74cm wide, as are all the doorways into the bedrooms.

All floors are carpeted unless otherwise stated.

### **Public areas**

Bedrooms are all e-suite so no public WC available.

All bedrooms are on the first floor with stairs 15cm high 20cm deep 82cm wide. 16 steps in all with fully fitted carpet.

The Hallway is light in colour and well lit at night

### **Lounge dining room**

On the ground floor and Breakfast is served here.

The table can accommodate 6 people or a separate table can be used.

The Table under space is 65cm some chairs have arms all can be moved to suit individual needs.

Menus are in large print in the bedrooms.

A Television in the lounge/diner has text, also cable TV with most sports on and numerous channels, you are spoilt for choice.

### **Bedroom 1**

This Bedroom has one double bed in 56cm high comfortable pocket sprung mattress and sprung divan base.

Corridor width at bottom of the bed 55cm to the sides 115cm and 135cm to the sides.

One chair with no arms.

Fully fitted carpet in this room which leads into the e-suite with a doorway width of 58cm and non-slip vinolay.

The Bathroom has a bath with a shower inside the bath with a curtain. A wash hand basin and toilet are all in this room.

### **Bedroom 2**

This bedroom has twin 3ft beds with 58cm space between.

At the bottom of the beds the space is 290cm by 110cm.

This room has a balcony with a ledge to step out over of 21cm height 37cm wide. The door is 71cm wide. TV is remote control with Freeview and Text. This room has a chair with no arms. The wash hand basin is in the bedroom.

The private Shower room and toilet are just outside the bedroom door width of 73cm with non-slip vinyl flooring. The shower has a step up edge of height 24cm. The sliding doors open to a width of 45cm.

### **Bedroom 3**

This room has a double bed 4ft 6 with bed height 54cm and can accommodate a family with one child. Ample space at the bottom of the double to put up a child's bed. On entering the room a space to the side of the bed width 137cm length 240cm with a door at the end leads into the e-suite bathroom. The door opens into the bedroom to allow more space inside.

At the bottom of the bed is a space of 180 by 180cm with a dresser to one side with a dressing stool and cupboards on the other. One easy chair between with no side arms. To the other side of the bed is a space of 50cm width with sliding doors to the side with hanging space and shelves. This is a fairly large airy room, lightly decorated.

The en-suite shower room has a doorway 65cm with a shower to the left with a step up of 30cm and over 8cm. The shower door opens to 74cm folding back into the shower. There is a grab rail to the left of this. The wash hand basin is 82cm high and the toilet 41cm. A towel rail to the right of the wall, and a light coloured non slip flooring completes this room.

### **All visitors' bedrooms include:**

- Bedside tables with lamps or spotlights above.
- Ceiling fans
- Remote control TV's wall mounted with Teletext and Freeview channels
- Fully fitted carpets to a good standard.

## **Grounds and garden**

We have seating at the front of the house on a flat patio. You can access the rear of the house via the pathway to the side of the house through a gateway width of 102cm leading down a slightly sloping path width of 175cm, length 7 metres with one step down of 17cm leading on to the first patio area. This has a table and 6 chairs, 2 with arms. Leading from this are 3 steps down to another seating area with a handrail for assistance. This leads on to a slightly sloping grassy area. At the bottom of the garden is a summer house which guests can use.

## **Additional information**

- Assistance dogs are welcome.
- Mobile phone reception is very good.
- A public payphone in the lobby, free for emergency calls.
- We are able to use the back, front and side doors for emergency evacuation, along with the balcony area on the first floor off room 2.
- We are a non smoking building. Ash trays are provided outside.
- Tele. 01225 765838
- E-mail [paxcroftcottages@hotmail.com](mailto:paxcroftcottages@hotmail.com)
- Web. [www.paxcroftcottages.uk](http://www.paxcroftcottages.uk)
- Open days January 1<sup>st</sup>—December 31<sup>st</sup>
- Local bus no 49 bus stop outside front of house
- Local Taxi 01225 753218 has up to 8 seats
- Fire alarm in all bedrooms
- Independent Living Centre 01380 871007