

## **Access Statement for**

# **Bryn Barn bed and Breakfast**

### **Introduction**

**We are a small family run business situated in the middle of the conservation village of Waltham on the Wolds.**

**We have 4 en-suite guest rooms, one on the ground floor and the following is a summary of our provision. If you have any specific questions feel free to call us and we will endeavour to help.**

### **Pre-Arrival**

- We can be contacted by telephone, email or post.
- We have a website through which enquiries and bookings can be made. We usually request card details by phone as confirmation of a booking.
- A brochure can be provided on request..
- The main railway station is in Melton Mowbray which is 5 miles away, or Grantham which is 10 miles away.
- There is a regular bus service between Melton and Grantham. The bus stop in Waltham accessed by a pavement is aprox. 300m. from our front door.
- There are a number of taxi companies in Melton and Grantham and we can make a booking for you if required.
- There is a shopmobility scheme in Melton Mowbray, Leicester and Nottingham.

## Arrival & Car Parking Facilities

- Please advise us of your expected arrival time so that we can be sure we are here to welcome you.
- To ensure the accommodation is ready, we ask that guests do not normally arrive before 4 p.m. An earlier arrival may, however, be possible by arrangement.
- Waltham on the Wolds lies on the A607. You turn onto the High Street next to the church and Bryn Barn is situated approx 250m. up this road (High Street) on the right hand side. We have a large sign displayed outside
- Off road Parking is situated on the left of the building up an uneven drive
- There is parking for 4 cars on a level surface, approx. 15 m. from the side door.
- Guests can be dropped off near the side door. A short brick path leads up to the entrance with a threshold step of 100mm. into the house.
- The front entrance is accessed by 4 steps. These are 850mm wide and 180mm deep.
- We recommend that all guests with mobility issues use the side entrance.
- We can assist guests with luggage.
- Both entrances are illuminated at night.

## Main Entrance & Reception

- The side entrance has a tiled floor. The front entrance is carpeted.
- Both entrances lead into the guest lounge and dining area all on the same level.
- There is seating in the front hallway.
- A hand bell is sited on a low window sill in the front entrance hall.
- This can be used to attract our attention
- Guests have a key for the nearest exit door and can come and go as they wish

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

- The guest lounge has a fitted carpet, a sofa and 2 comfortable arm chairs. • There is a 28inch LCD T.V. with freeview and Teletext,
- An log burning stove is lit when appropriate. • A selection of games and books are available for guest use. • Two patio doors open onto a paved patio which overlooks the south facing garden.
- Free Wi-Fi is available throughout the house
- Please ask for the password

## **Public Areas - WC**

- All bedrooms are en-suite
- There is no public toilet for guest use.

## **Restaurant / Dining Room, Bar & Lounges, Take Away & Cafe**

- Breakfast is served in the dining area located on the ground floor off the guest lounge.
- Breakfast and drinks are served at table but there is a buffet bar for cereals fruit, yogurts etc. Table service can be provided if required.
- Furniture is flexible and can be moved on request. There is a selection of dining chairs.
- Vegetarians and other dietary requirements can be catered for.
- We are a non smoking establishment throughout

## **Laundry**

- Not Available

## **Shop**

- Not Available but a Deli, Shop/ Post Office , and Pub are in very close proximity..

## **Leisure and Outdoor Facilities**

- The small garden is accessible from the side entrance and patio doors. Both have a low threshold step of 100mm. down onto a level paved area.
- The garden walks are gravelled with stepping stones and are not suitable for guests with mobility issues.
- There is a wildlife pond; a sloping grassed area, various water features and pot plants.
- Sun loungers and chairs are available for guests.

# Bedrooms

- Three of our bedrooms are not suitable for wheelchair users, however one is very suitable as it is on the ground floor with level access to all public areas.
- All four bedrooms have a short pile fitted carpet; have a lockable door and a selection of reading material.
- Each bedroom has a freeview television with a remote control and teletext/subtitles, also a clock radio
- Tea and coffee facilities and a jug of tap water is provided. Kettles are cordless
- We also provide a hair dryer, extra blankets and pillows and a folder with guest information. Room information can be provided in large print format
- All our duvets and pillows are synthetic but blankets can be provided if preferred.
- Each room has an armchair, wardrobe and chest of drawers.
- There is overhead lighting and bedside lights in every room.
- The barn is centrally heated throughout but temperatures can be adjusted in each room to suit individual requirements.
- An Electric Fan can be provided on request

## Bedroom 1 Garden Suite

(this room is suitable for some disabled guests)

- A double bedroom on the ground floor accessible from the side entrance.
- The passage way is tiled and there are two doors to pass through to the bedroom each 720mm wide.
- The separate tiled wet room is off this passageway.
- There is a king size double antique brass bed with access each side.
- Adjoining this double room is a small single /twin room accessed by a flight of stairs.
- Both rooms share the shower room but are never booked

independently.

- There is a double patio door leading out onto a decked area from the double bedroom with a table and chairs overlooking the garden. The step is 100mm.

## **Bedroom 2 Double Bedroom/ Swallows**

- There are 3 steps each 840mm. wide and 150mm. deep leading from the front hallway onto the lower landing.
- This room has a king size bed with access from each side and an ensuite bathroom.

## **Bedroom 3 Family/Twin Room /Owls**

- There are 8 stairs off the lower landing.
- A 4ft. 6in. double bed with access each side and a single bed with access on one side only.
- This bedroom has a shower room.
- Bedroom 4 Twin Room/ Wrens
- There are 4 steps down to this twin room from the lower landing.
- 2 full size single beds which can be pushed together if required to make a super king sized bed
- An en suite shower room with one 100mm. step up into it.
- Under floor heating to the tiled shower room floor

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

- All bathrooms/shower rooms have shaver points, mirrors, toiletries and good lighting.
- **The Garden Suite** has porcelain tiles to walls and floor which is level into the wet/shower area. A countertop basin with single lever mixer tap and an electric shower. The door into this wet room is 720mm.wide
- **Swallows** has an en suite bathroom with a 550mm.height bath with shower over.

- A countertop basin with space under and a laminated floor.
- **Owls** shower room has a fitted carpet and a 100mm. step into the shower.
- A pedestal basin with manual taps and an electric shower.
- **Wrens** is fully tiled with under floor heating. A 100mm. step into the shower tray. An electric shower and a cantilevered basin with single lever mixer tap.

## Additional Information

- There are wireless linked smoke detectors in all bedrooms and public areas. In the event of a fire please follow the instructions displayed in your room
- The building can be evacuated via the front or side doors and the patio doors in the lounge The Garden Room has patio doors which opens into the garden and can be used as an exit if required.
- We are a non smoking establishment.
- We can refrigerate any medication or food for guests. Access 24 hours.
- Mobile phone reception is variable. Guests can use our land line if necessary.
- We have wireless /broadband facility
- We can supply a cot, a larger travel cot, baby bedding and a high chair.
- We do accept dogs by arrangement. (we charge £5.00 per dog per day) One bedroom only is allocated for this purpose.
- We are happy to assist and advise guests on local activities and places of interest in the area.

## **Contact Information**

**Address:** Bryn Barn 38 High street, Waltham on the Wolds, Melton Mowbray, Leics. LE144AH

**Telephone:** 01664464783

**Email:** [glenarowlands@brynbarbarn.uk](mailto:glenarowlands@brynbarbarn.uk)

**Website:** [www.brynbarbarn.uk](http://www.brynbarbarn.uk)

## **Hours of operation**

Arrivals 4-8 (later please advise) Departures by 10.30 Closed Christmas/ New Year.

We are usually open the rest of the year but we do take holiday breaks.

Emergency number: 999

Local accessible taxi numbers: 01664464565533

**We welcome your feedback to help us continuously improve if you have any comments please phone 01664464783 or email [glenarowlands@brynbarbarn.uk](mailto:glenarowlands@brynbarbarn.uk)**

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