

Access Statement for Orchard House

Introduction

We, Julie & Mike Goldthorpe, run a luxury bed and breakfast. Orchard House is a 300 year old barn, converted in 2003 and has maintained its character by retained many of its original features. Our aim is to do our best to enable our guests to have an enjoyable, stress free stay with us.

The property is on two floors with guest kingsize and double bedroom on the first floor via a staircase. There are no bedrooms on the ground floor but there is a breakfast / sitting room and a cloakroom. The house has central heating with each radiator being thermostatically controlled.

Booking

- We have a website where you can check availability.
- Bookings can be made via email or telephone.

Transport

Car

- We are just off the A49 approximately 2 miles south from the centre of Ludlow.
- We have parking to the side of the property for 4 guest cars on a level driveway / parking area which is laid to gravel.
- There are no speed bumps or barriers to prevent access.

Public Transport

- There is a main line railway station in Ludlow and we are happy to collect guests from the station by prior arrangement.
- There is a train service to Leominster, Hereford and Shrewsbury
- There is no bus service from Ashford Bowdler.
- Taxi services are available Tel N° 01584 878787 & 01584 204406

Shop-mobility schemes

- Leominster 9 miles approximately
- Hereford 17 miles approximately
- Shrewsbury 30 miles approximately

Arrival

- Sensor controlled lights are to the front and rear of the property.
- The name, Orchard House, is prominent.
- A level pathway leads around the side of the property to the front door.
- There is one large step into the property via the front or rear door.
- The front door, leads to a large reception area, and is of average width with a side hung door.
- The staircase is by the front door.
- There is a chair in the hallway and a sofa in the breakfast room should you need to rest.
- We are happy to assist guests with bags and cases on your arrival, from car to room.
- Guests are offered keys for access to their bedroom and the front door.

Reception Area

- We are happy to help guests with their luggage.
- A pad and pen are available.
- As well as natural light there is also bright overhead lighting and a lamp.
- A chair is available for resting.
- An average width side hung door leads to the downstairs cloakroom.
- An average width side hung door leads through to the sitting room.
- Flooring is of a terracotta tiles.
- A staircase leads from reception to the double and kingsize bedrooms and has six steps to a landing, we can provide a chair for resting, and then up another six steps to the bedrooms.
- The stairs are of polished wood.
- As this is our home there is no lift or escalator.
- The stairs are lit up at night.
- We are happy to assist guests to their rooms on arrival and between 8am – 11 am, outside these hours we are happy to assist by arrangement.

Breakfast Room

- The breakfast room is reached through our sitting room, from the reception area, via an average width side hung door.
- There is a round communal table with a centre leg and 3 feet. It is wide enough for a wheelchair.
- The room is carpeted.
- A sofa is available in the breakfast room for resting along with a shelving with books.

Garden

- The rear garden is level, partly paved and laid to lawn with raised beds.
- A garden table and chairs outside the breakfast room, on the level paved area is available for guest use.
- Guests are welcome to enjoy the garden.

Bedrooms

- We have available one double & one kingsize bedroom and a self catering cottage.
- Due to staircases the bedrooms are not suitable for wheelchair users.
- Both bedrooms are carpeted.
- Bedrooms have good natural light and bright ceiling spotlights and bedside lamps.
- Kettles are available in each room for tea and coffee.

Bathrooms

- Both bedrooms have an en-suite bathroom on the level, integral to each room. Both having a bath and separate shower.
- Coat hooks are on the back of the doors.
- The bathrooms are carpeted.

Orchard Cottage (self catering)

- Orchard Cottage is solely at ground level.
- The entrance is directly into the sitting room via an average width side hung door.
- The sitting room is carpeted and excellent natural lighting is backed up via bright spotlights and table a lamp.
- There is a dining table with a leg on each corner giving space for a wheelchair.
- An average width side hung door leads through to the bedroom.
- The bedroom is carpeted and natural lighting is backed up via bright spotlights and bedside lamps.
- There is an average width side hung door to shower room which is carpeted.
- From the sitting room an archway leads through to the kitchen, the floor is laminated.
- Natural lighting is available backed up by spotlighting.
- Electric hob, oven/microwave, fridge/freezer and washing machine are available.

Miscellaneous

Children – We happy to welcome children to our home but we do not have any facilities for them e.g. cots or highchairs etc. We are happy for parents to bring their own.

Pets – We are not able to accept pets as we have two dogs and two cats of our own. Neither cats or dogs are permitted in the cottage or guest bedrooms, however they do have access to the rest of the house so Orchard House would not be suitable for anyone with a severe cat or dog allergy.

Assistance dogs are welcome.

Special diets – We can cater for vegetarians, vegans, gluten and dairy free products. Please advise at least two days before arrival. Decaffeinated coffee and tea are available.

Smoking – The house, cottage and garden are non-smoking.

Fire - There are no fire alarms but we do have an interlinked smoke alarms system all through the house and situated on each landing.

Telephone – The mobile phone signal is not always reliable but we are happy for guests to use our cordless house telephone in an emergency.

Wifi - There is free wifi available throughout the property.

Layout of the cottage and B&B will be described on arrival.

A useful information book is available in each room and in the cottage.

The fire procedure is provided in each room and in the cottage.

We hold public liability insurance and a certificate compliant with current fire regulations.

Contact information

Address: Orchard House, Ashford Bowdler, Ludlow, Shropshire SY8 4DJ

Telephone: 01584 831270

Email: info@orchard-barn.co.uk

Website: www.orchard-barn.co.uk

Opening: The B&B is open Mid January – Mid December

The Cottage is open all year round.

Hours of Operation: Arrival between 4-6pm or by prior arrangement.

Breakfast: 8.00 – 9.30am

Emergency Number: 01584 831270