

# **Access Statement For Bradle Farmhouse**

## **Introduction**

We are a Farmhouse with a 4star rating and a gold award and have been offering Bed & Breakfast since 1982. Whilst we have no facilities for the fully disabled we welcome enquiries from guests with disabilities so we can discuss their needs, At present we do offer the following.

Teletext television

Large print welcome info

Large print menu

Hypo-allergic pillows and duvets.

## **Pre-Arrival**

- There is no public Transport to our premises.
- The nearest main line train station is 5 miles.
- There is a local taxi service and I am happy to make the booking for you.
- Brochures and Menus can be provided in large print by prior arrangement.
- We have an excellent website with loads of information.
- You can contact us via phone, text fax, or e-mail (details below)

## **Arrival & Car Parking Facilities**

- On arrival to the property, there is a farm sign with directions to follow and this will also inform you if there are any vacancies
- There is a gate at the entrance to the drive which is normally open.
- There are no marked parking bays but there is ample room for all cars
- The surface is level, flat and gravel, however there is a grass bank which runs around the perimeter of the drive so be aware when driving out.
- There are 3 steps to the porch door and a further 1 step to enter the premises, but there is a level entrance at the back if you have difficulty
- The nearest village is 1 mile away where there is a good pub.
- There is external lighting that comes on automatically.
- There is a door bell inside the porch to allow access.

- Assistance is offered upon arrival.

### **Main Entrance & Reception**

- There are 3 steps the first step is 16cm high 33cm deep and 240cms wide, the 2nd step is 14cms high 49 deep and 178 wide the 3rd step is 15 high 35deep 96 wide. The 4th step is 20deep and 94wide and goes in to the porch which is normally open then the front door is in front of you and a further 1 step 12cms high to enter the premises, but there is a level entrance at the back so let us know if you need assistance.
- The front door is usually locked but there is a bell on the right hand side of the porch
- On entry there is a hallway where guests are asked to register
- After registration you will be given a key for access at any times via the front door, and you will be shown around the premises.
- There is some tourist info available here
- There is clear signage and automatic lighting.

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

- The hall is fully carpeted and the stairs lead from here to the guests rooms
- To the right is the entrance to the dining room.
- There are 15 stairs to the upstairs landing and the covering is a short pile carpet.
- The stair are 20cms high 17cms deep 94cms wide.
- The Hallway has good colour contrast and is well lit.

### **Public Areas - WC**

- All bedrooms are en-suite, there are no public WC's available

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

- Breakfast is served in the dining room which leads off from the hallway
- This room is traditionally furnished with a large table seating 6
- There is also a window seat and sofa which guests can use at their leisure

- There are some books on the local area
- There is a woodburning stove which can be lit in the winter months
- Guests are usually offered tea and cakes upon arrival and this is served in here.
- This room has a large rug/carpet and exposed floorboards.
- Menus are provided in large print and a full English breakfast is included in the price. We can also cater for special dietary requirements.
- We do not play background music in our B&B

### **Laundry**

- Not Available

### **Shop**

- Not Available

### **Treatment room/s**

- Not Available

### **Leisure Facilities**

- Not Available

### **Outdoor Facilities**

- The garden is available for guests to use
- The driveway is level and has a gravel surface
- There is a gate at the entrance

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

- Not Available

## **Bedrooms**

### **Bedroom 1**

- To access this room guests turn right at the top of the stairs where there is a passage way to the room.
- This passageway has a sloping ceiling on one side so guests must take care with their head. It is fully carpeted. Turn right at the end.
- This is a double bedded room with a king-size bed and access from both sides.
- Fire safety rules and emergency procedure is located behind the door on the wall
- A bell will be continuously rung if there is a need to evacuate the premises
- There is a sloping ceiling into the window recess but this does not impinge on headroom
- There are bedside tables on both sides and wall lights above the bed.
- There is a sofa, pine dressing table with stool, and large pine wardrobe.
- Television / DVD player with remote control.
- Guests info folder
- Washbasin set in vanity unit with mirror and shaving point above
- Reading material, games and torch on shelves beneath washbasin.
- There is an en-suite shower room (see below)
- There are tea/coffee facilities with a wide selection and biscuits provided.
- A fresh flask of milk is provided daily.
- Fitted short pile carpet
- Good colour contrast of walls, floor and fittings.

### **Bedroom 2**

- To access this room turn left at the top of the stairs, then left again into the bedroom.
- This is a double bedded room with a king-size bed and access from both sides
- Fire safety rules and evacuation procedure is located behind the door
- A bell will be rung continuously for emergency evacuation

- There is a sloping ceiling into the window recess but this does not impinge on headroom
- There are bedside tables on both sides with wall lights above the bed
- There is a sofa and dressing table/wardrobe with a stool.
- Television with DVD player and remote control.
- Guests info folder
- Washbasin set in vanity unit with mirror and shaving point above
- Reading material, games and torch on shelves beneath washbasin.
- There is an en-suite shower room (see below)
- There are tea/coffee facilities with a wide selection and biscuits provided.
- A fresh flask of milk is provided daily.
- Fitted short pile carpet.
- Good colour contrast of walls, floor and fittings

### • **Bedroom 3**

- To access this room guests turn right at the top of the stairs where there is a passage way to the room.
- This passageway has a sloping ceiling on one side so guests must take care with their head. It is fully carpeted.
- Turn left into the bedroom.
- Fire safety instructions and emergency procedure are situated on the wall
- A bell will ring continuously for emergency evacuation.
- This is a twin room but the beds will zip link together to make a 6ft double upon request
- There is an en-suite bathroom (see below).
- There is access from both sides for the twin beds
- There is a bedside table with table lamp for both beds
- There is a chest of drawers and wardrobe.
- There are tea/coffee facilities with a wide selection and biscuits provided.
- A fresh flask of milk is provided daily.
- There is an en-suite bathroom (see below).

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

### **En-suite room 1**

- Door from bedroom to shower room opens outwards.
- Shower 1200 wide with pivot door/edge step 15cms high
- Toilet is 44cms high
- Non slip laminate flooring
- Good colour contrast of walls and floors.

### **En-suite room 2**

- Door from bedroom to shower room opens outwards.
- Shower 1100 wide with sliding door with pivot edge 12cms high
- Towel rail
- Toilet is 44cms high
- Non slip laminate flooring
- Tiled throughout.

### **En-suite room 3**

- Door from bedroom opens inwards.
- Bath with hand shower attachment
- Washbasin and toilet
- This room has a sloping roof but does not impinge on headroom
- Non slip laminate flooring

## **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**

- There is garden at the front available to guests with flower border and lawn.
- There is a table and chairs for guests to use.
- Guests are welcome to wander around the other parts of the garden, but please respect the owners privacy.
- Guests are also welcome to walk around the farm, and help feed the chickens and ducks.
- Please remember this is a working farm and there are vehicles around and deliveries taking place.

## **Additional Information**

- We are a non smoking establishment.
- We do not accept dogs.
- Children are welcome from 8 years upwards, but occasionally there are younger children present due to guests returning who first came as just a couple.
- Mobile phone reception is good except for Vodaphone which is patchy.
- We are able to use the front and back doors for evacuation, and the doorbell will ring continuously and shouting will happen. If you require more assistance for evacuation please notify us on arrival and we will ensure that you are evacuated safely e.g. hearing impairment.
- Guests are welcome to put food/ medication in one of our fridges and I am happy to freeze down ice packs.

## **Contact Information**

- Address: Bradle Farmhouse, Bradle, Wareham, Dorset. BH20 5NU
- Telephone: 01929480712

- Fax: 01929481144
- Minicom: not available
- Email: [info@bradleafarmhouse.co.uk](mailto:info@bradleafarmhouse.co.uk)
- Website: [www.bradleafarmhouse.co.uk](http://www.bradleafarmhouse.co.uk)
- Grid reference: 93 /80
- Hours of operation: Open all year apart from Dec 24th 25th 26th  
Hours are flexible to business. The B&B is our home as well so occupied 24 hours
- Emergency number: Poole Hospital 01202665511
- Local equipment hire companies: u- drive 553870
- Local accessible taxi numbers: 0192955423
- Mobile nos 07764950920

### **Future Plans**

- The shower is being replaced in room 2 en-suite and a new window in the bedroom in Jan 2008.
- We are planning to replace the vanity units in bedrooms 1 and 2 possibly in 2008 or 2009.
- To install units with a fridge for guests to use on the top floor landing next to the bookcase.
- The upstairs hall and landing is in the process of being redecorated, the downstairs having been done before xmas 2007.
- General decor and updating of furniture is continually being refreshed.

**We welcome your feedback to help us continuously improve if you have any comments please phone 01929480712 or email [info@bradleafarmhouse.co.uk](mailto:info@bradleafarmhouse.co.uk)**