

# **Access Statement For Lower End House**

## **Guest House Accommodation**

### **Introduction**

Lower End House is set in the peaceful, picturesque village of Eckington in Worcestershire. The house is located on a working farm and dates back to the 13<sup>th</sup> century. We aim to meet the needs of all our guests but there are period features which might make access difficult for people with limited mobility. We have 5 guest rooms: 3 twin/double on the first floor, all en suite and a twin with separate bedrooms and a separate bathroom on the ground floor. There are some steps going into the house and between rooms. Doorways are fairly low in some rooms and doors are narrow. Rooms are not suitable for wheelchair users.

### **Pre-Arrival**

- We are located at the end of Drakes Bridge Road leading into Hammock Lane. The entrance is located off Hammock Lane, leading into the farm and car park area. There is a cookery school at the farm which is purpose built in a converted Dutch barn.
- The nearest shop is approximately 500 metres away, in the village of Eckington and provides general food provisions and newspapers etc. The nearest main town is the market town of Pershore, approximately 3 miles away.
- The nearest bus stop is approximately 200 metres away. Buses run hourly except on a Sunday when the service is every 2 hours.
- The nearest railway station is Pershore which is approximately 3 miles away. Taxis are not available at the station but can be booked in advance if required.
- There are several local taxis companies; we can make bookings in advance for you.
- We regret we are unable to accommodate dogs.
- Information leaflets and menus can be provided in large print if required. We regret we do not have facilities to prepare documents in Braille.
- Our website [www.lowerendhouse.co.uk](http://www.lowerendhouse.co.uk) provides pictures of our accommodation and further information about the services we provide.
- You can contact us by telephone or e-mail. Please see the "Contact Information" section of this document for full details

## **Arrival and Car Parking**

- Please advise us of your anticipated arrival time so that we can be sure we are here to welcome you.
- To ensure your accommodation is ready we ask that guests do not normally arrive before 2.30pm. Earlier arrival may be possible by arrangement.
- Parking is on a level gravel designated car park, located approximately 20 metres from the main entrance to the house. Access from the car park to the front door is either via a gentle slope with wooden hand rail on the right or up 6 steps, each 16 cm in height. The pathways are surfaced in textured paving stones.
- The car park and pathways are illuminated during the hours of darkness.
- Guest check-in is at the reception desk of the Eckington Manor Cookery School, adjacent to the car park.
- We offer assistance with luggage if this is required.

## **Main Entrance and Reception**

- Reception: On arrival, guests must check-in at the cookery school. Reception area is approximately 6m x 3m.
- They are required to complete our registration form and are then shown to their rooms and our facilities are explained. Refreshments, tea and coffee and home-made biscuits are offered on arrival.
- The porch entrance is 78 cm wide and has a step ( height 10 cm) leading up to the main door. There is a step leading into the house ( height 15 cm) and the width is 85 cm.

## **Guest Accommodation – Public Areas**

- No smoking is allowed anywhere in the property
- A full smoke alarm and fire detection system is installed in the house. Every room has a smoke alarm and there are maintained emergency exit signs and emergency lighting system throughout the house. Fire extinguishers are located at all relevant locations.
- All internal doors are solid oak, hand-made fire doors.
- The main door enters directly into the lounge.
- There is a step up into the main hall area ( height 12.5cm), door width (85 cm). This door is a fire door and remains open at all times except in the event of a fire when it will automatically close.

- There is another open, self- closing fire door leading into the dining and kitchen area. This door is 70 cm wide.
- W.C. located off the dining room, outer door is 62 cm wide and the inner toilet door is 62 cm wide.
- We have 5 guest bedrooms and can sleep up to 8 people. Two bedrooms (twin) and separate bathroom are on the ground floor.
- The house is centrally heated throughout and temperatures can be adjusted in each room to suit individual requirements.

## **Lounge**

- Guests are welcome to use the lounge at any time.
- The lounge has 3 leather sofas, one high backed armchair, a small leather antique bucket chair and large glass topped coffee table centred in the room.
- Large inglenook fireplace with gas stove and two cowhide director's chairs either side of the fire.
- No T.V.
- No music
- Lighting is a system of ceiling spot lights with a dimmer control.
- The lounge has original flagstone floor (this is not an even surface) and cowhide rugs.
- We are licensed for the sale of alcohol.

## **Hall Area**

- Guests are welcome to use the hall area at any time.
- The hall has 2 chairs, one high backed and one bucket- style, made of carved wood.
- There is a large attractive fireplace with a wood-burning stove which is lit in the Winter.
- There are drinks cabinets in this area. These are kept locked and guests are required to order their drinks from a member of staff.
- A selection of local information and drinks price lists are available in this area.
- There is a large front door, which is always kept locked and is only used in the event of an emergency. It has a special quick release lock, which can be operated by anybody.

## **Dining Room**

- Breakfast and evening meals (available on request) are served in the dining room.
- Breakfast consists of home-produced and local produce, including home baked breads and preserves and when available home produced sausages and bacon from our own Gloucester Old Spot pigs.
- The dining area has one large wooden topped table to seat 8 people. There are two sideboards for displaying and serving the food from and a small gas stove in an attractive tiled fireplace.
- The floor is surfaced in large slate slabs and being slate is typically not smooth.
- There is a stable type door in the dining room, which leads into the garden area. This door is kept locked and is used by members of staff while working in the house.
- Lighting is provided by a series of ceiling spot lights with dimmer controls.
- Vegetarian, vegan, gluten free and all other diets can be catered for. If possible, advance notice of your dietary requirements would be appreciated.
- Menus can be provided in larger print by prior arrangement.

## **Kitchen**

- The kitchen is visible from the dining room and is accessible to guests during their stay. It is separated from the dining room by an attractive open timbered wall(original feature).
- There is a 4 oven Aga, antique wooden sink unit with porcelain double basin, an Aga fridge and wooden butchers block.
- An electric kettle and all essential items are available for guests to help themselves to tea and coffee.

## **Bedrooms**

- There is central heating throughout the house. The temperature of each guest bedroom is controlled by thermostatic controls on the radiators.
- All rooms are en suite.
- The beds have extra deep mattresses with a padded, cushioned top layer for extra comfort. They are 186 cm long, 90 cm wide and

63 cm high. Each bed has a leather look headboard and attractive carved oak legs.

- The bed linen comprises mattress protector, bottom sheet, white goose feather and down duvet( "no mite") suitable for persons with house dust allergy and two pillows, one fairly firm and one soft.
- All sheets and covers are crisp white cotton.
- All pillows are goose and duck down.
- Synthetic pillows are available, please specify before you arrive if required.
- Blankets and extra pillows are available on request.
- Each room has a T.V., hair dryer, alarm clock dressing table and wardrobe with coat hangers.
- The floors are made of solid oak floorboards with a large rug under the beds and surrounding floor area.
- Information packs, including details of emergency contacts; doctors and hospitals and a selection of magazines and books
- Bottled water and glasses
- No tea and coffee making facilities- guests can help themselves from the kitchen.

## **Bedroom 1**

- Bedroom 1 is on the ground floor adjacent to the dining room.
- There is a door and step ( old timber beam) leading to a small corridor to this bedroom. The door is 80 cm wide and the step/threshold is 15 cm high on the dining room side, 27 cm wide(to step over) and is 18 cm high on the bedroom corridor side.
- Bedroom door is 70 cm wide
- This room has a single bed with access from one side.
- A 20" wall mounted Sony flat screen tv
- A cream leather chair, bedside table and lamp, small table, built in wardrobe and full length wall mounted mirror (159 cm x 59 cm)
- There is a luggage stand in the wardrobe.
- Lighting is provided by a series of ceiling spot lights.

## **Bathroom**

- The bathroom is separate from the bedroom and is situated immediately next door. The bathroom has a toilet, wash hand

basin with mirror above it, small side table and a bath with overhead shower, an anti-slip mat is provided.

- There is a heated towel rail and the floor has under floor heating. The room is tiled from floor to ceiling.
- There are no grab rails.

## **Bedroom 2**

- Bedroom 2 is on the ground floor and is situated adjacent to the kitchen area and is accessed by the same door and corridor as bedroom 1.
- The bathroom is the same one as described above and is immediately next door to bedroom 2.
- Bedroom door is 70 cm wide
- This room has a single bed with access from one side.
- A 20" wall mounted Sony flat screen tv.
- A cream leather chair, bedside table and lamp, built in wardrobe, small console table with a drawer and a wall- mounted mirror above (60cm x 60cm).
- There is a luggage stand in the wardrobe.
- Lighting is provided by a series of ceiling spot lights.

## **Staircase to first floor**

- Made of solid oak
- No carpet
- Width of staircase is 81cm
- There are 6 steps with a 20 cm rise onto a landing area. The staircase then turns 90 degrees to the right and up another 6 steps with 20 cm rise, onto the first floor landing.

## **First Floor Landing**

- Oak beamed floor – is not totally flat due to the age of the property.
- There is a designer leather armchair, high backed but quite low and small glass side table.
- There is an antique 2 seat sofa and rug in the centre of the floor.
- Bedrooms 3, 4 and 5 lead off from this landing.

### **Bedroom 3**

- Located across the landing, to the right. There is an archway leading to this bedroom with a height of only 5' 11''
- The bedroom door is only 5'7'' high and 65 cm wide.
- This room can be a twin or a double and the bed(s) can be accessed from both sides
- There is a wardrobe with drawers, a dressing table and chair, large wall mounted mirror (175 cm x 61 cm), table lamp, 2 small armchairs and a luggage stand.
- There is a large wool rug which covers all the floor area under and around the sides of the bed.
- There is a wall mounted 32'' Sony flat screen tv.
- The lighting is provided by a large central ceiling mounted chandelier and ceiling spot- lights for bedside reading.
- En suite bathroom is on the left hand side of the room. The door into the bathroom is 5' 10'' high and 69 cm wide. There is an oak beamed threshold, which is 19 cm wide x 4 cm high.
- The bathroom has a toilet, 44 cm high, wash hand basin, 91 cm high, mirror, shower cubicle and heated towel rail, under floor heating and is fully tiled.
- There are no grab rails.

### **Bedroom 4**

- Located across the landing, to the right. There is an archway leading to this bedroom - height 5' 11''
- The door is 5'9'' high and 70 cm wide. There is an oak beam threshold, 20 cm wide and 3 cm high.
- This room can be a double – bed can be accessed from both sides. It can also be a twin – the bed nearest the west- facing window can only be accessed from one side.
- There is a large wool rug covering the floor under and around the beds.
- There is a built-wardrobe, table and leather chair with arms, small dressing table mirror, bedside table and a luggage stand.
- There is a wall mounted 20'' Sony flat screen tv.
- The en suite bathroom has a toilet, 43 cm high, carved stone wash hand basin, 84 cm high, mirror and a bath with overhead shower. The bathroom is fully tiled.
- The bathroom door is standard height and is 70 cm wide.
- There is a heated towel rail and under floor heating.

- The lighting is provided by a central pendant light, ceiling spot lights for reading and spot lights in the bathroom.
- There is an anti slip mat for the bath.
- There are no grab rails.

## **Bedroom 5**

- Located at the top of the stairs on the left hand side.
- The door is 6'2" high and 85 cm wide.
- This room can be a double, the bed can be accessed from both sides but there is a sloping ceiling on one side, which reduces the height. It can also be a twin, one bed can only be accessed from one side.
- There is a large wool rug which covers the floor under and around the bed.
- There is a table and leather chair, an antique armchair, luggage rack and cloths rail behind the door.
- The en suite bathroom has a toilet, 45 cm high, wash hand basin, 86 cm high and a separate shower. The bathroom door is 60 cm wide. There is a heated towel rail and a wall mounted mirror.

## **Grounds and Gardens**

Guests have access to the garden at the rear of the property only. There is a patio area and a large lawn and seating.

## **Additional Information**

- No smoking in the house, but guests may smoke in the garden, a bin is provided.
- We are happy to refrigerate any medication.
- Mobile phone reception is generally ok.
- All rooms have broadband connection.
- In the event of a fire, the fire alarm will sound and the building must be evacuated as stated on the inside of each bedroom door.
- There is a folder in each guest bedroom, which gives tourist information about the surrounding area.
- Dogs are not allowed.
- Cyclists are welcome.

## **Contact Information**

Address : Lower End House, Manor Road, Eckington, Worcestershire, WR10 3BH

Telephone : 01386 751600

Email : [info@lowerendhouse.co.uk](mailto:info@lowerendhouse.co.uk)

Website : [www.lowerendhouse.co.uk](http://www.lowerendhouse.co.uk)

For medical attention : the nearest doctor's surgery is Abbots Wood Medical Centre, Pershore. Telephone : 01386 552424

Payphone : There is a payphone for inland calls, located in the dining room. International calls can be made at the public phone box in the village, approximately 150 m.

## **Future Plans**

Further landscaping of the garden – herb beds and water feature to further enhance the surroundings.

2009 – further residential developments to start, to create fully equipped disabled self-catering accommodation for one disabled (wheelchair) person and a carer.

There are two further old barns planned for residential conversion to provide accommodation.

**If you require more details or have any comments about the services we provide, please do not hesitate to contact us.**

22 July 2009

