

# **Access Statement for Hillside House Bed & Breakfast**

## **Introduction**

We try to cater for the requirements of all our guests in our 3 bedroom bed and breakfast. The following statement is a summary of what we provide. If you have any specific questions or requirements please feel free to call us and we will try to help.

## **Pre-Arrival**

\* There is a bus stop 15 metres from our front gates, the other bus stop is on opposite side of the main road, A606 about 50 metres up the hill. The bus service is hourly on the ½ hour, 0730-1830 hrs.

- The railway station is 10 minutes away by car or bus.
- There are a number of local taxi firms. If required, we can make a booking for you.
- We have a basic web site.
- You can contact us by phone or email. (details below)
- The breakfast menu can be provided in large print by prior arrangement.

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## **Arrival & Car Parking Facilities**

- On arrival at the property there are double entrance gates which are open 24 hours. The driveway to the house has an uphill incline of approximately 1 in 4.
- No marked parking bays but there is ample parking for all cars.
- The parking area is level, tarmacadam & concrete & is flat to the front entrance.
- We are able to assist our guests with their luggage.
- The bed and breakfast is on the edge of the village half way down a moderately steep hill.

## **Main Entrance & Reception Area**

- Entry to our home is via a porch as described below.
- The outside door into the porch has a bell button on the right hand side and a door cill 15cm high. This doorway is 68cm wide.
- The porch is 2.65 x 1.37 metres.
- The door from the entrance porch into the hall is 80cm wide
- There is no step into the hall, which is 2.7 x 2.0 metres.
- The hall has one chair.
- The ground floor is carpeted throughout.

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

- The doors off the hall into the lounge and breakfast room are 70cm wide.
- All public areas are well lit.
- The flooring throughout the property is short pile carpet.
- The breakfast room is on the ground floor off the hall.
- There are 12 stairs to the landing, then 1 stair, 14cms, to the twin bedrooms, no further stairs to the double bedroom.
- The stairs are 19cms high, 21cms deep, 78cms wide.

## **Public Areas- WC**

- There is no public toilet available.

## **Restaurant, Bar Take Away & Café**

- None available.

## **Lounge**

- The guest lounge is situated off the hall, free space 1.7 x 3.2 metres.

There are 2 sofas & 2 upright armchairs, seats 43 & 40cms from floor.

### **Laundry**

- Not available.

### **Shop**

- Not available.

### **Leisure & Outdoor Facilities**

- None Available.

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

- None available.

### **Bedrooms**

- There are 3 bedrooms all located on the 1<sup>st</sup> floor
- **Double bedroom en-suite.** Access via stairs. 64cm wide door from landing. Available space each side of bed, (Queen size), 70cms x 1.4 metres & 85cms x 1.4metres. There are 2 upright armchairs seats 43cms from floor. **En-suite.** Available space, 1.8 x 3.1 metres. Door to en-suite 64cm, then 10cm step up to a small platform 1m x 42cm, 9 cm step down to main floor area. Top of bath, 57 cm from floor. Toilet, seat 42cm high. Basin, top 87cm high, bow fronted vanity unit. Step into shower 24cm, shower door opening 36cm.
- **Twin bedroom en suite.** Further 13cm step from top of stairs. Door 70cm, maximum access width 70cms. 2 adjacent single beds. Sitting area 2.3 x 2.0 metres, with 2 arm chairs seats 43cms from floor. **En-suite.** Door 64cm wide; available space 1.0 x 1.2 metres,

step into shower 24cm, shower door opening 36cm. Bow fronted vanity unit 87cm to top. Toilet seat 42cm high.

- **Twin bedroom with private shower**

Access door 73cm. Step down 9cms. Access to pedestal washbasin 1.25m x 3.0m. Distance between beds 0.7m. Access to sitting area 54cms. Sitting area 1.1m x 2.2m has 2 chairs, seats 34cm from floor. Top of pedestal wash basin 78cms

**Toilet for above room.** Out of bedroom, along landing, down step 14cm, passageway 70cm wide. Door on left-hand side, 66cm wide, free space in front of toilet, 85cm x 74cm. Toilet seat 43cm high.

**Shower, toilet, wash basin for above room.** Out of bedroom, along landing, down 14cm step turn right down the 12 stairs, turn left through 180 degrees to door 65cm wide. Available free space 1.04m x 1.65m. Toilet seat 43cm from floor. Shower tray 31cm step, 45cm wide door.

- **Grounds and Gardens**

- We have a largish garden (flower borders and lawn) which is available to guests, chairs can be provided.

- \* **Additional Information**

\*Mobile phone reception is OK but not wonderful.

\*We are a no smoking establishment. Smoking is permitted outside, bins are provided.

### **Contact Information**

\*Address: Hillside House, 27 Melton Road, Burton Lazars, Melton Mowbray, Leicestershire. LE14 2UR

\*Telephone: 01664 566312

\*Email: [hillhs27@aol.com](mailto:hillhs27@aol.com)

\*Website: [www.hillside-house.co.uk](http://www.hillside-house.co.uk)

**\*Hours of Operation:** Closed Christmas and New Year and our personal holidays. Hours flexible to business. Telephone answered 0800 – 2200 hrs

\*Local Taxi companies: Manor Taxis 01664 565533  
ABM Taxis 01664 561016

### **Future Plans**

\*The Property is 235 years old, and apart from ongoing redecoration and maintenance, there are currently no plans in place to make any major alterations or improvements. We are very happy with the property as it currently exists.