

# **Newhouse Farm Bed & Breakfast**

## **Access Statement**

### **Introduction**

We aim to cater for the needs of all visitors in our family home-based 3 bedroom bed and breakfast. Newhouse Farm is no longer a working farm, but still offers rural surroundings with a range of traditional farm buildings. The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavour to help.

### **Pre-Arrival**

- We are located adjacent to a main road (A361) with easy vehicle access to a drive way and large surfaced parking area.
- There is a bus stop outside our house and there is an hourly bus service (no. 49) to Trowbridge, Devizes and Swindon (not on Sundays). The service stops in the early evening.
- Trowbridge station is approximately 4 miles away and taxis are generally available at the station. The no. 49 bus stop is about 10 minutes walk from the station.
- We can provide telephone numbers of several local taxi companies in both Trowbridge & Melksham. 7-8 seaters and accessible vehicles are available.
- Brochures and maps in large format can be supplied on request. Comprehensive details of our location and facilities, including photographs of our rooms, may be found on our website [www.newhousefarmwilts.co.uk](http://www.newhousefarmwilts.co.uk).
- We can supply a map showing the walking/cycling route from the Kennet & Avon Canal towpath.
- We regret that we do not accept pets.
- You can contact us by telephone on 01380 870349 or email at [stay@newhousefarmwilts.co.uk](mailto:stay@newhousefarmwilts.co.uk).

### **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 that your accommodation is ready we ask that guests do not normally arrive before 3pm. Earlier arrival may be accommodated by prior arrangement.

- Parking is on a large hard surfaced area in front of the house, to the right of the driveway. There is also a single parking space adjacent to our ground floor room (Room 1), for use by less mobile guests. There is step-free access to Room 1 from this parking space.
- The parking area is lit at night by a movement-controlled floodlight.
- The immediate surroundings of the house are illuminated all night.
- We can offer assistance with luggage.

### **Main Entrance & Reception**

- The path to the front door from the driveway/parking area consists of natural stone paving which is slightly uneven and can be slippery when wet. Alternative access to the house is available to the rear of the house, past Room 1.
- Please knock at the front door on arrival.
- There are steps of 11cm and 4cm up to the front door.
- There is no step to the back door.
- Both front and back doors are 90cm wide.
- There is level access into the hallway from the rear passageway.

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

- The hallway leads to the dining room (doorway width 85cm).
- All ground floor areas accessible to the public are hard surfaced.
- The rear passageway (doorway width 80cm) leads to the staircase serving the upstairs guest rooms (no's 2 & 3), and the ground floor guest lounge (The Old Bakehouse).
- There is level access to the garden from the rear passageway.
- The covering on stairs and upstairs landing is short pile carpet.
- There are 13 steps to the upper landing, with no turns.
- The staircase is 100cm wide.

## **Public Areas – WC**

- There is a WC in the rear passageway, which may be used by guests.

## **Guest Lounge**

- The guest lounge entrance (doorway width 90cm) has a slightly sloping floor, and the floor itself consists of old natural stone paving which is uneven. There is a warning notice on the door.
- The lounge has a gas-heated stove, which may be lit by the proprietor upon request. It becomes very hot in use. There is a warning notice to this effect. Heating by radiators is also available.
- A selection of local information, maps, magazines and games is available in the lounge, also tea/coffee making facilities.
- The lounge has two settees, plus a small table with benches.

## **Dining Room**

- Breakfast is served in the dining room.
- Chairs are upholstered, but hard chairs may be provided if required. No chairs have arms.
- All guests dine at the same table.

## **Bedrooms**

- There is one bedroom on the ground floor, which is wheelchair accessible (main doorway access width 780mm at wheel height, bathroom doorway width 740mm), and two on the first floor (one with double bed, one with twin beds).
- Each bedroom has an en-suite facility with bath and shower over bath, WC and hand-basin. The bathrooms have sliding doors to facilitate access. There is a grab handle above the bath for safety when using the shower.
- The ground floor bathroom has a handle adjacent to the WC.
- Each bedroom is carpeted throughout, whilst bathrooms have vinyl flooring.
- Each bedroom has a remote control TV.
- We provide tea and coffee making facilities in each room, and

bottled water is available on request.

- A hair dryer, fan and hot-water bottle is available in each room.
- The ground floor room and upstairs double room have a duvet (synthetic); the upstairs twin room has sheets & blankets. All pillows have synthetic filling. Sheets and blankets can be provided instead of duvets.
- There is a wardrobe and chest of drawers in each room.
- Each room has an easy chair and a hard chair.
- There is a safety notice in each room advising of fire precautions.

## **Garden**

- Guests are free to use our large garden, which has lawns, flower beds and a large pond.
- There is a mown path leading to a wild flower meadow behind the garden.

## **Additional Information**

- A fire extinguisher is positioned at the bottom of the guest stairs to rooms 2 and 3. There is an additional extinguisher on the proprietor's private landing. Both extinguishers are serviced annually.
- All bedrooms have linked smoke detectors.
- We do not permit smoking anywhere in the house, but guests may smoke in the garden. Please request an ashtray.
- We are happy to cater for special diets; please advise us of these before your arrival. There are many options available on our breakfast menu.
- We have a refrigerator in the rear passageway, which may be used by guests on request.
- There is a notice board in the rear passageway, which provides taxi phone numbers and details of local pub/restaurants, also local events.

- **Contact Information**

Address: Newhouse Farm, Littleton, Semington, Trowbridge, Wilts BA14 6LF.

- Telephone number 01380 870349
- Website: [www.newhousefarmwilts.co.uk](http://www.newhousefarmwilts.co.uk)
- Email: [stay@newhousefarmwilts.co.uk](mailto:stay@newhousefarmwilts.co.uk)
- We are open all year.

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

**We hope you enjoy your stay with us at Newhouse Farm.**

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Revised on: 11/17/2014