

## **Access statement for Low Hall Farm Bed and Breakfast**

### **Introduction**

We aim to cater for all our visitors needs in our 3 bedroom farmhouse bed and breakfast except visitors with a mobility disability due to the steps and stairs. The following statement is a summary of our provision. If you have any specific questions please do not hesitate to contact us and we will endeavour to help.

### **Pre-Arrival**

There is a bus stop at the lane end (about ½ a mile) with a regular, but not frequent, bus service to Ulverston (4 miles) and Barrow-in-Furness (9 miles).

Kirkby-in-Furness bus station is 5 minutes away by car with services to Barrow-in-Furness and up the west coast to Carlisle.

There are several local taxi services, if required we can make a booking on your behalf.

Brochures are available.

We have our own web site.

You can contact us via telephone or email.

The village shop, PO and Public Houses are a 10 minute stroll through the farm on the public footpath.

### **Arrival and Car Parking Facilities**

There is ample off road parking outside the farmhouse.

We can assist guests with luggage.

The gravel car park has a slight incline leading to the main entrance.

The front hall light is left on at all times during dark hours.

There is a door bell for assistance on arrival.

Familiarisation tour offered on arrival.

### **Main Entrance and Hall**

The main entrance is easily identifiable there are 3 steps up to the front door, heights of 600mm, and the second two are 800mm high.

There is a coded door lock to allow 24 hour access for guests.

The door is single leaf.

The large hall way is 2300mm wide and leads to the Lounge and Dining room.

The flooring is short pile carpet and level throughout.

Lighting is adequate.

### **Lounge and Dining Room**

The lounge has short pile carpet and the dining room has wooden flooring.

All furniture is free standing and manoeuvrability is good.

Lighting is adequate with additional lamps provided.

Colour contrasting is fair.

There is a 3 seater sofa and 4 arm chairs in the lounge; the dining room has 6 chairs with firm back support but no arms.

A TV and video are provided. Both are remote control operated and a full Sky package is available.  
Table service is provided.  
Menu can be provided in large print.  
Both doors are single leaf.

### **General (Internal)**

There is a gentle staircase 900mm wide with 13 steps, 180mm high leading to a small landing with another 3 steps, 180mm high leading to a large landing there is a handrail all the way up the stairs.  
The flooring is short pile carpet.  
There is adequate lighting.

### **Bedroom 1 Ensuite**

This room is on the first floor at the front of the house with sea views.  
There is a level transition into the room.  
The door is single leaf with a clear inward opening of 720mm wide.  
The handle is a push down stile with a built in lock.  
Flooring is short pile carpet.  
Colour contrasting is fair.  
Lighting is adequate with two additional bed side lamps, plus good natural light.  
Switches and sockets contrast well against the wall; the main light is operated via a switch 1400mm high.  
There is one double bed at a height of 540mm.  
The bed is free standing as is all the other furniture.  
There is a TV and video in a cabinet with remote control.  
There is tea/coffee making facilities available in the room.  
There are two chairs with firm back support.  
Storage is available.  
The shower cubicle step is 250mm high with a single adjustable shower head.  
The toilet seat is 420mm high it has dual flush control.  
The toilet roll and bin are within easy reach of the toilet. The sink is on a pedestal and is 800mm high with twist/turn taps.  
The shaver socket is situated on the wall over the mirror and is 1750mm high.  
There are no grab rails or bath facilities.  
Lighting is adequate with good natural lighting too.  
Colour contrasting is fair with neutral wallpaper and lightly patterned tiles.  
Bath mats are provided as well as toiletries.

### **Bedroom 3 Ensuite**

This room is on the first floor at the front of the house with sea views.  
There is a level transition into the room.  
The door is single leaf with a clear inward opening of 720mm wide.  
The handle is a push down stile with a built in lock.  
Flooring is short pile carpet.  
Colour contrasting is fair.  
Lighting is adequate with two additional bed side lamps, plus good natural light.  
Switches and sockets contrast well against the wall; the main light is operated via a switch 1400mm high.

There is one double bed at a height of 540mm.  
The bed is free standing as is all the other furniture.  
There is a TV and video in a cabinet with remote control.  
There is tea/coffee making facilities available in the room.  
There are two chairs with firm back support.  
Storage is available.  
The shower cubicle step is 250mm high with a single adjustable shower head.  
The toilet seat is 420mm high it has dual flush control.  
The toilet roll and bin are within easy reach of the toilet. The sink is on a pedestal and is 800mm high with twist/turn taps.  
The shaver socket is situated on the wall over the mirror and is 1750mm high.  
There are no grab rails or bath facilities.  
Lighting is adequate with good natural lighting too.  
Colour contrasting is fair with neutral wallpaper and lightly patterned tiles.  
Bath mats are provided as well as toiletries.

### **Bedroom 2 Ensuite**

This room is on the first floor at the back of the house with views towards the woods.  
There is a level transition into the room.  
The door is single leaf with a clear inward opening of 720mm wide.  
The handle is a push down stile with a built in lock.  
Flooring is short pile carpet.  
Colour contrasting is fair.  
Lighting is adequate with two additional bed side lamps, plus good natural light.  
Switches and sockets contrast well against the wall; the main light is operated via a switch 1400mm high.  
There are two single beds at a height of 540mm.  
The bed is free standing as is all the other furniture.  
There is a TV and video in a cabinet with remote control.  
There is tea/coffee making facilities available in the room.  
There are two chairs with firm back support.  
Storage is available.  
The shower cubicle step is 250mm high with a single adjustable shower head.  
The toilet seat is 420mm high it has dual flush control.  
The toilet roll and bin are within easy reach of the toilet. The sink is on a pedestal and is 800mm high with twist/turn taps.  
The shaver socket is situated on the wall over the mirror and is 1750mm high.  
There are no grab rails or bath facilities.  
Lighting is adequate.  
Colour contrasting is fair with neutral wallpaper and lightly patterned tiles.  
Bath mats are provided as well as toiletries.

### **Additional Information**

Mobile phone reception is generally excellent.  
There are front and back doors available for evacuation.  
We operate a no smoking policy.  
We are unable to accept dogs in the house.  
We live in the farmhouse and are therefore happy to assist wherever possible.

Fresh milk is available on request.  
Secure cycle storage is available.  
Fire alarms are audible.  
Attended a Welcome Host Plus course 2007.  
Member of Cumbria Tourism.

**Contact Information.**

Name: - Mrs Tracey Edmondson  
Address: - Low Hall Farm, Kirkby-in-Furness, Cumbria, LA17 7TR  
Telephone: - 01229 889220  
Email: - [tracey.edmondson@btinternet.com](mailto:tracey.edmondson@btinternet.com)  
Website: - [www.low-hall.co.uk](http://www.low-hall.co.uk)  
Hours of operation: - Open all year  
Local taxi numbers: - Central Cars 01229870444, Bolton's kabs 01229587989, Acclaim taxis 01229582779  
Local public transport: - Bus 01229 433333 Stagecoach service.

**We welcome your feedback to help us continuously improve if you have any comments please telephone 01229 889220 or email [tracey.edmondson@btinternet.com](mailto:tracey.edmondson@btinternet.com)**