

## **Access Statement for Lower Farm Bed and Breakfast, Barnwell**

### **Introduction**

Lower Farm is situated in the attractive East Northamptonshire Village of Barnwell. Accommodation is provided in 10 modern en-suite rooms converted from the farms old stables and milking parlour.

Barnwell is a village full of character with its many thatched houses, village shop and 300 year old pub "The Montagu Arms". The Manor House was the former home of Princess Alice and her son the Duke of Gloucester still farms the Barnwell Estate.

We are approximately 3 miles from the historic town of Oundle, 8 miles from Peterborough. We are within 14 miles from Stamford and approximately 8 miles from Corby..

We look forward to welcoming you. If you have any queries or require any assistance please telephone 01832 273220 or email [lowerfarmbandb@btconnect.com](mailto:lowerfarmbandb@btconnect.com)

### **Pre-Arrival**

- We are located at one end of Main Street, Barnwell. Barnwell is split into two Parishes, Barnwell St Andrews and Barnwell All Saints. Lower Farm is in Barnwell All Saints.
- For full details and maps of how to reach us please see the Find Us /Map section of our website [www.lower-farm.co.uk](http://www.lower-farm.co.uk). Alternatively you can plan your journey by car or public transport using [www.transportdirect.info](http://www.transportdirect.info) simply enter your post code and ours which is PE8 5PU to get directions.
- The nearest shop is Barnwell Shop and Post Office which is approximately 8 minutes walk.
- We are happy to give assistance with luggage.
- The nearest bus stop is the village green at the bottom of Church Hill (approx. 7 minutes walk). However the main service to Barnwell is operated by County Connect which is a demand responsive service. You must pre book more than an hour in advance by calling 0845 456 4474. There is a bus stop on the A605 just outside the village which the Stagecoach bus stops at (23 or 24) bus to Thrapston Library (see [www.transportdirect.info](http://www.transportdirect.info) for further details).
- Taxis are available but should be booked in advance please contact us for details prior to your stay.
- There are train stations at Peterborough(8 miles), Corby(8 Miles), Kettering(12 miles), Huntingdon(12 miles) and Wellingborough(20 miles) giving us excellent rail

links to the area. Peterborough is approximately 45 minutes from London Kings Cross and 80 minutes from York. Kettering, Wellingborough and Huntingdon Are all within 60 minutes of St. Pancras as well as enjoying good links to the Midlands and North of England.

- The airports of Birmingham, Stanstead, Luton and East Midlands are all within an hour to an hour and a half. All are served by regular domestic and international flights.
- We have 3 rooms which are dog friendly. However we ask that you let us know in advance if you wish to bring your dog so that we can allocate one of these rooms to you. We regret no dogs other than assistance dogs are allowed into the reception/dining area.

### **Car Parking and Arrival**

- Off street car parking is available.
- Additional parking in the adjacent farmyard is available for large vans, HGV vehicles and trailers/horse boxes.
- Access to our property is gained from the tarmac road onto our block paved courtyard.
- The Courtyard is well lit at night by LED wall lights around the courtyard.
- Entry to the reception door is level access, The door is 850mm wide and opens outwards

### **Reception Area**

- The reception door opens outwards and has an opening with of 860mm
- Guests are welcomed in the reception area which is level throughout. It has a ceramic tiled floor.
- Seating is available.
- The area is well lit with overhead lighting and a desk lamp.
- Assistance can be given with luggage.
- There is a disabled adapted unisex toilet in the reception area.

## **Bedrooms**

- All of our guest bedrooms are situated around the central courtyard and have been converted from former stables. There is a block paving path runs around the courtyard and all the bedrooms are accessed via this path. All bedrooms have level access from the path.
- All bedrooms have thermostatically controlled radiators
- Our beds are normally made up with duvets but sheets and blankets can be provided. All duvets and pillows are man- made fibre.
- There is an upright chair and dressing table/desk with mirror over and a table lamp, bedside tables each with a bedside lamp, an open wardrobe are with hanging space and shelves in each bedroom.
- All bedrooms are well lit with led ceiling lighting together with the options of lamps on bedside table and desk/dressing table
- All bathrooms are lit with LED ceiling lighting
- All bathrooms fitted with heated towel rail
- Flat screen freeview digital tv /radio with subtitles available in each room.
- A kettle with complimentary tea/coffee/hot chocolate, biscuits and bottled water available in each room
- All bedrooms are fitted with a low pile carpet
- All bathrooms with the exception of bathroom 5 have a black ceramic tiled floor
- Single beds are 3ft wide or 905mm
- Double beds are 6ft wide or 1810mm
- Beds are 610mm high
- Toilet pans with exception of room 5 are 400 mm high
- There is a step into the showers of 250mm with the exception of room 5 which is level throughout
- Travel cot available on request

### **Bedroom 1**

- Can be made up as a twin or a double room
- Access to the beds can be from both sides
- Door to the bathroom is 740mm wide
- Bedroom 1 has a small bathroom and would not really be suitable for guests needing assistance with showering as there is limited space.
- The shower has a sliding door with an opening width of 410mm
- The shower cubicle has a shower head which is adjustable and can also be hand held

### **Bedroom 2**

- This has a single bed which can be accessed from both sides
- Door to the bathroom is 740mm wide
- The shower door opens outwards and has an opening width of 640mm
- The shower cubicle has a shower head which is adjustable and can also be hand held

### **Bedroom 3 and Bedroom 4**

- Bedroom 3 and Bedroom 4 share an external door but have their own internal doors. This makes these rooms extremely suitable as family units.
- Both rooms can be made up as twin or double beds which can be accessed from both sides
- Door to the bathroom is 740mm wide
- The shower door opens outwards and has an opening width of 640mm
- The shower cubicle has a shower head which is adjustable and can also be hand held

## **Bedroom 5**

- Bedroom 5 has disabled adaptations. The bedroom has a smooth pile carpet and is suitable for wheelchair access.
- The bedroom door opens outwards and is 880mm width
- The room has twin beds which can be accessed from both sides, the beds can be adjusted to a suitable position at both ends by hand held remote control.
- The beds are 620mm high
- The bathroom is designed as a wet room and is suitable for wheelchair access it is fitted throughout with non - slip Altro flooring. The bathroom door opens outwards and is 820mm width
- The toilet pan is 480mm high
- The wash hand basin which is fitted with lever taps is 840mm high
- There is a seat on the wall adjacent to the shower which is 480mm high
- There are grab rails around the wash hand basin, toilet pan and on the shower walls.
- There is an alarm pull above the toilet pan and the wash hand basin connected to an Eterna alarm system sounding in the bedroom and reception area.

## **Bedroom 6 and Bedroom 7**

- Bedroom 6 and Bedroom 7 share an external door but have their own internal doors. This makes these rooms extremely suitable as family units.
- Both rooms can be made up as twin or double beds which can be accessed from both sides
- Door to the bathroom is 740mm wide
- The shower door opens outwards and has an opening width of 640mm
- The shower cubicle has a shower head which is adjustable and can also be hand held

### **Bedroom 8 and Bedroom 9**

- The block paving has a slight slope upwards to the external door of bedroom 8 and bedroom 9
- Bedroom 8 and Bedroom 9 share an external door but have their own internal doors. this makes these rooms extremely suitable as family units.
- Both rooms can be made up as twin or double beds which can be accessed from both sides
- Door to the bathroom is 740mm wide
- The shower door opens outwards and has an opening width of 640mm
- The shower cubicle has a shower head which is adjustable and can also be hand held

### **Bedroom 10**

- The block paving has a slight slope upwards to the external door of bedroom 10
- Door to the bathroom is 740mm wide
- The shower cubicle has a shower head which is adjustable and can also be hand held
- Bedroom 10 can be made up as a twin or a double bed ,the beds can be accessed from both sides
- Door to the bathroom is 740mm wide
- There is a bath which is 560mm high
- The shower is fitted over the bath at one end and has shower head which is adjustable and can also be hand held

### **Breakfast Room/Dining area**

- The breakfast room can be accessed by double doors off the courtyard which have a maximum opening with of 1480mm. Alternatively access is via the reception area which has an external door opening width of 860mm. Both doors are level entry
- The dining area is fitted throughout with ceramic tiles
- The room is lit by ample led light plus 2 large pendant lights.
- Large windows allow plenty of natural light
- The dining area has underfloor heating
- Seating is on upright chairs with no arms at oak tables.
- Cereals ,fruit etc are available on side buffet-assistance can be provided if required, beverages and cooked breakfast are served at the table.
- There is a fridge with small freezer compartment and a microwave for guests use

### **Central Courtyard area**

- This is a central garden area. There are 2 areas of lawn with an olive tree in a large planter with seating around in the centre. There is garden furniture positioned on a gravel area for guests to use. Guests are welcome to smoke outside using the ashtray provided.
- There is a covered cycle shed with hoops to lock cycles at the farmyard side of the reception building

### **Additional Information**

- There are In Case of Fire instructions posted on the back of all guest bedroom doors
- The fire assembly point is situated on the car park just inside the main entrance
- Free Wi Fi is available on request
- We are happy to cater for special diets. Please let us know in advance.