

ACCESS STATEMENT FOR 'MANOR FARM GUEST HOUSE'  
RUSHTON Nr. KETTERING

INTRODUCTION

We aim to cater for the needs of all visitors to our home based Bed & Breakfast business. We have six bedrooms, one is fully fitted to Disabled requirements, and the others are all twin / Double fully En – suite rooms. All rooms are fitted with a Free view T.V. and free Wi-Fi is also accessed in all our rooms and the cottage.

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 do not have a 24 hour reception, although late arrivals can be catered for by prior arrangement. Please ask.

Local transport is very limited, there is NO bus service, or shop in the village.

Trains into Kettering station which is 5 miles away, can be met by taxis, we can provide numbers of local taxis, but usually there are taxis waiting at strategic times of train arrivals. Make sure you ask for RUSHTON, in between Kettering and Corby, as we have another town called RUSHDEN about 15 miles away, and they do get confused!

If you have any special dietary requirements these must be stated at time of booking, and are never a problem to us.

ARRIVAL & CAR PARKING FACILITIES

We are on Station Road, right through the middle of the village, sign posted Rothwell and Desborough. Our property is opposite the 'Thornhill Arms' pub. We have two entrances, one is up the Bridleway, then you turn left into our property, or you can go to the other end of the stone wall that surrounds our home and come up the front drive.

If you come in the bridleway entrance you must come to the front door and ring the bell for attention, just in case we have not spotted your arrival.

All our drives are tarmac or concrete so a very smooth surface, although a slight up hill slope. Cars can drive right in and out the other entrance although there is plenty of turning space.

Parking bays are clearly marked, there are 3 bays in the front drive for people staying within the main house, and 4 bays for people staying in the 'Old Dairy' and 'Mulberry Cottage' These are marked using the room initials. In the middle yard there are 3 spare parking bays.

Parking for the Disabled facilities room, which is in the 'Old Dairy' is right outside. There are 3 small steps, with hand rail or ramps can also be provided. Once inside all floors are flat.

We can assist guests with their luggage.

Late arrivals due to flight times etc. can be accommodated by prior arrangement.

Breakfast is served in the main house Dining room.

### MAIN ENTRANCE & HALLWAY

The front door is situated in the large porch and is completely flat right the way into the house.

The door is always unlocked, unless we have gone to bed, 10 till 10-30pm usually.

The front door is 35"- 89cms wide, which opens into the Hall, onto Victorian caustic tiles, this area is lit by a movement sensor therefore the light is not left on all night by guests. The hall narrows to 34"- 86cms and opens out into a 6'62- 198cms by 10'6"- 319cms space which is carpeted. It is well lit as you go into the Dining room.

There is a small ground level toilet in the Hallway but not suitable for wheel chairs.

### DINING ROOM

Breakfast is served in the dining room, there are no steps and it is all carpeted.

Chairs can be moved on request.

Tables have an underspace clearance of 2'2" or 66cms (Legs on each corner) other tables in the room have a higher leg clearance.

A high chair can be provided for small children.

### LAUNDRY

Use of our Utility room - please ask us.

Iron and Ironing board can be provided – please ask us.

### OUTDOOR FACILITIES

Seating has been provided in all areas of the Garden and Orchard.

The front garden has a Summer house and a large pond (Children under strict supervision.) Access is by a gentle slope, down to a gravel path and lawn. Also a large patio area with seating, which can be also be accessed from the hall in the house, but there is a step this way.

The Bridleway runs at the side of our property, a walk to Pipewell is about 2 to 3 miles not suitable for wheel chairs, although in the summer when it hard you can get to the pocket park in a wheel chair with a push, that is about 60yds but slightly up hill.

We have a local cricket team and pitch that is accessable by wheel chair during the season and light refreshments could be purchased.

There are several footpaths around the village directions and difficulty, can be given on request.

There is a large Hotel at the end of the village 'Rushton Hall' it is about a 15 minute walk away but is footpath and road surface all the way, suitable for wheelchairs. Refreshments also served here.

## BEDROOMS

### 'THE OLDE DAIRY'

Access to the Dairy is up 3 small steps 9' or 22cms high, or we have portable ramps, these then join a concrete apron on the front of the dairy to open the entrance door.

On the concrete apron are two garden benches for guest's use, also bins provided for the smokers.

Looks out into our Stable yard with horses.

## ENTRANCE HALL

The entrance door is 32' or 82cms. Flat into the building

The light is operated by a movement sensor so the light does not stay on all night.

All hard wired fire alarms in all rooms.

Hard wearing carpet plus loose carpet to place dirty boots as required.

Stored fold away bed.

Guest's comment book.

## BUTTERY

This room is our Disabled facilities room so has access wide enough around the room for wheel chairs.

The door is 31' or 79cms and self closes.

En-suite wet room shower, the door into the shower area is 31' or 79cms wide and is a sliding door, the wet room is then fitted out with the usual hand rails and stool, low level toilet, paddle operational taps for disabled use.

Heated towel rail.

Large King size double bed, with zipped mattress's. 2 X 2'6" mattress's making a 5' double. It is 2' or 61cms.

Furniture could be moved on request, or made higher with the use of blocks.

Dressing table with knee hole and large mirror, also available is a portable stand mirror which magnifies, please ask for this.

Freeview T.V. and usual Tea & Coffee making facilities

Hair dryer.

One arm chair.

Fitted short pile carpet

Heating radiator operated by guest in the room.

#### CREAMERY

The door is 31' or 79cms wide and self closes.

Two 3' or 92cms single beds that go together to form a Super king double bed.

En suite with large 120 cms shower enclosure, toilet, basin and heated towel rail.

Dressing table with stool.

Wardrobe, Chest of drawers

1 Glass top table, 28' or 70cms

1 Arm chair

Freeview T.V and usual Tea & Coffee making facilities

Hair dryer

Fitted short pile carpet.

Heating radiator operated by guest in room

#### CHURN

The door is 31' or 79cms wide, and self closes.

Two 3' or 92cms single beds that go together to form a Super King double bed.

En suite with normal 900cm shower enclosure, toilet basin and heated towel rail.

Wardrobe, Bedside cabinets, Marble top table, small table with mirror.

2 Easy chairs

Freeview T.V. and usual Tea and Coffee making facilities

Hair dryer

Fitted short pile carpet.

### MAIN HOUSE ROOMS

All rooms in the house are on the first and second floors and are accessible by the main staircase, a further staircase to the Attic room, and another staircase in a different direction for room 3.

The main house has hard wired fire alarms, which are located at the bottom of both staircases.

Fire extinguishers are also placed on all landings.

The main stair case has risers of 7' or 18cms and a tread of 11' or 28cms there are 13 steps to the first floor.

There is a toilet located on the top of the landing to the right.

Turning left and then right again, you come to the first of the house bedrooms.

#### ROOM 1

2 x3' or 92cms Single beds that can also make up into a Super king size double bed.

En-suite corner shower, basin and saniflo toilet, shaver socket and extractor fan.

Set of antique bedroom furniture comprising of Wardrobe, dressing table and marble top cupboard.

2 Easy chairs.

1 bed side cabinet.

Freeview T.V. and usual Tea & Coffee making facilities.

Hair dryer

Fitted short pile carpet.

#### ATTIC SUITE

This room is up the second staircase off the main staircase as described earlier. The treads are smaller, risers of 7' or 18cms and a tread of 7' or 18cms and there are 13 steps.

2 x 3' or 92cms Single beds that can also make up into a Super king double.

Chest of drawers

3 piece suite

Bedside cabinets

Glass top round table

Small side table

Mini Kitchen area with Microwave, toaster and Fridge.

Freeview T.V. and all usual Tea and Coffee making facilities.

Hair dryer.

Wardrobe on the landing.

Separate shower room 1200 cms shower cubicle

Wash hand basin

Heated towel rail

Small chair.

Short pile carpet in both rooms.

#### ROOM 3

Accessed from the other staircase. The risers are 8' or 20cms and the treads are 9' or 23cms. There are 14 steps up to this room.

You enter into the Bathroom first which then leads into the Twin / Double room.

2 x 3' or 92cms beds that can make up into a Super King size double.

Wardrobe

Dressing table and mirror

2 Glass topped bed side tables

T.V. Cabinet with Freeview T.V.

Usual Tea and Coffee making facilities

Hair dryer

Electric Heater

1 Armchair

Short pile carpet in bedroom and part of bathroom.

En – Suite shower over Bath, the sides of the bath are just under 2' or 60cms high to get in.

Toilet and basin with shaver socket.

Electric heater

Heated towel rail.

Vinyl flooring in all wet areas.