

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for glenfall farm bed and breakfast**

### **Introduction**

We are a non-working Victorian farm house set in the area of outstanding natural beauty on the outskirts of Cheltenham, in Ham which is a part of the village of Charlton Kings.

We are situated about a mile up the hill to the north of the A40 at Charlton Kings, about 3 miles from the centre of Cheltenham.

We have 2 twin bedrooms on the first floor. We do not have a ground floor bedroom.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01242 520302 or email [info@glenfallfarm.co.uk](mailto:info@glenfallfarm.co.uk).

### **Pre-Arrival**

- Cheltenham Spa railway station is on the far side of Cheltenham, about 4 miles away, taxis are available here.
- Buses also run to the town centre where bus route B will bring you to Sixways, Charlton Kings. this service runs 1/2 hourly from 09.00 until 18.00. at other time the service is less frequent.
- We are situated about 1 mile from the bus stop a fairly gentle uphill walk, there is a pavement for all except the final 250 metres where there is just a country road.
- This access statement can be provided in large print on request.

### **Car Parking and Arrival**

- We have car parking for guests for 3 or 4 cars on a mostly level gravel driveway to the front and side of the house. this area is well lit by security lights and lamp post as well as lighting on either side of the front door.
- There is a 3" (7.5 cm) step on to a stone slab and then a 7" (18cm) step up to the front door which is 34" (84.5cms) wide. This door gives access to the porch after which there is a further door 31" (80cms) wide.

- Help can be given with luggage

## **Welcome Area**

- We welcome you in the dining hall situated beyond the porch. This room is well lit with ceiling and wall lights, seating is available on upright chairs.
- Writing materials and paper are available for guests use here
- The floor covering is short pile carpet.
- We offer refreshment during registration, after which we will show guests around the property and rooms and explain the facilities available.
- The breakfast menu is also given to guests here.

## **Bedrooms**

- Both the guest rooms are situated on the first floor, Beech has an en-suite shower room and Meadow has a private bathroom with a shower over the bath
- Both rooms are fully equipped with flat screen t.v. with freeview and dvd player, tea/coffee making facilities, hair dryer, alarm clock, adaptor for electric shavers. an electric oil filled radiator is provided to supplement the central heating if required.
- Beech has short pile blue wool carpet, neutral coloured walls and white paint, the doors are 29 inches (74cms) wide. there is a wardrobe with hanging rail(non-adjustable) and a shelf above, coat hangers are provided there is also a chest of drawers for further storage.
- the room is well lit with central light as well as two bedside lamps plus a further table lamp, the en-suite shower room has recessed spot lights to the ceiling.
- the room has twin beds which can be linked to form a double if required, the height from the floor to the mattress is 24inches (61 cms)
- meadow has short pile wool carpet beige in colour, neutral walls and white paint, it also has a wardrobe with a fixed hanging rail, shelf above, coat hangers are provided, there is also a chest of drawers for further storage. it has twin beds which can be joined to form a double, the height if the mattress is 24 inches (61cms). the room is well lit by a ceiling light and 3 table lamps.

## **Bathrooms, Shower-rooms & Toilets (Ensuite or Shared)**

- Beech has an en-suite shower room with level entry from the bedroom, the shower cubicle has a folding door giving a max.entry width of 21 inches (53.5cms), there is a 3 inch (7.5 cm) step into the shower. The height of the toilet is 17 inches (43cms) and the wash basin height is 36 inches (91.5 cms) the wash basin sits on a unit which has a space beneath with a glass shelf which can be removed if required. It has a mixer tap with knobs.
- the walls are tiled with paint above, the floor is tiled, there is a heated ladder style towel rail, the towels are white and beige, there is also a shelf for towel storage.
- Meadow has a private bathroom situated down a corridor approximately twenty-five feet away, it has a bath with a shower over, there is a glass shower screen and a shower curtain. The height of the bath is 22 inches (56cms), the height of the toilet seat is 17 inches (43cms) and the height of the washbasin is 34 inches (86.5cms) both the basin and bath have lever operated taps, the washbasin does not have a pedestal but is supported on an iron base with a recessed shelf below . The walls are tiled as is the floor both in neutral colours the paintwork is white.

## **Public Areas - Halls, Stairs, Landings, Corridors**

- The dining hall is well lit with central lights, wall lights and a table lamp, the carpet is short pile wool. the stairs to the first floor are also here, there are 15 open tread stairs with a handrail to one side, they are carpeted with the same short pile wool carpet as is the first floor landing off which both bedrooms and the private bathroom for meadow are situated. the landing is well lit with two ceiling lights, low voltage, low level night lights are lit all night.

## **Public Areas - Lounge**

- The lounge is on the ground floor and is available for guest use and is furnished with several sofas, and chairs. it has a short pile wool carpet. there is no television. The width of the door is 31 inches (78.5cms) wide. it is well lit with ceiling, wall and table lamps, there are high and low tables. The floor is level throughout the room.

## **Dining Room**

- The dining hall has a large rectangular table which is shared by the guests for breakfast, there are upright chairs with no arms, dietary needs are catered for on prior request. The main cooked breakfast is served at the table, but cereals, juices etc are self service. There is no w.c. available for guests use.

## **Garden**

- There are large gardens which guests are welcome to enjoy, they are mostly laid to lawn, are mostly sloping and undulating, there is a large paved terrace area to the rear of the house. this area has several areas on several levels with steps between. there are various benches, seats chairs and tables in the garden.

## **Additional Information**

- There are information folders in the rooms giving instructions in case of emergency, there are fire extinguishers on the landing and in the hall, smoke alarms are fitted and there are low energy night lights on the landing and in the hall. There is free wi-fi access on request. There are leaflets available giving details of local attractions, restaurants, pubs etc.

## **Contact Information**

Address (Inc postcode): Glenfall Farm, Ham Road, Charlton Kings,  
Cheltenham, Gloucestershire. GL52 6NH

Telephone: 01242 520302

Minicom: N/A

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Website: [www.glenfallfarm.co.uk](http://www.glenfallfarm.co.uk)

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