

## **ACCESS STATEMENT FOR SMALL SERVICED ACCOMODATION at**

### **EALS LODGE BED & BREAKFAST**

#### **INTRODUCTION.**

We aim to cater for the needs of all visitors in our 3 bedroom Bed & Breakfast . The following statement is a summary of our provision. If you have specific questions please feel free to call us and we will endeavour to help.

#### **PRE-ARRIVAL**

- We are in a remote location and a car is essential
- There is no bus service to our house – the nearest bus services runs from Hexham to Bellingham
- The main train station at Hexham is 45 minutes by car
- There is a local taxi service that has accessible taxis if required.
- We are situated 5 miles from nearest village
- Brochures & menus can be provided on request
- We have a website
- You can contact us by telephone or e-mail
- Depending on your provider, you may not get a mobile phone signal within 14 mile radius of our home

#### **ARRIVAL & CAR PARKING FACILITIES**

- On arrival to the property, there is an outward opening gate 3580mm wide which is open 24 hours when the Bed & Breakfast is operating
- There are no marked parking bays but there is ample room for 3 cars outside the gate and 3 within.
- The path slopes up to the bottom of steps leading to the house and is of gravel compound
- There is 11 variable steps up to the guest entrance, varying 310mm to 650mm deep, 720mm to 880mm wide and 120mm to 150mm high. There is a metal handrail on the left hand side only
- Further along the path, approximately 9 metres, is the proprietors entrance which has 6 steps leading into the house with steps varying 500mm to 540mm deep, 530mm wide curving to the left and 110mm to 230mm high with a metal handrail on left hand side. The entrance can be used on request
- We can assist guests with luggage

## **MAIN ENTRANCE**

- The front door may be locked but there is a door bell and door knocker. The door bell is situated 1500mm from the ground and the door knocker 1500mm from the ground
- The entrance door is 810mm wide and 1870mm high
- On entry into our home you enter into a porch which is 2130mm x 1880mm with a stone floor
- There is a seat in the porch

## **PASSAGE**

- Entering from the porch leads you into a passageway 940mm wide
- Walking along the passage 1750mm leads to the bottom of the stairs. And turning right through a door 800mm wide x 1970mm high leads into the breakfast room

## **BREAKFAST/DINING ROOM**

- Breakfast is served in the ground floor breakfast room. There are no steps
- Furniture is flexible and can be moved on request
- Tables have an under space of 750mm wide x 620mm high (legs on each corner. None of the chairs have arms and can be moved to accommodate
- Menus are provided the night before in large print
- We do not play background music in any area of the Bed & Breakfast

## **PUBLIC AREA – General**

- The passage leading from the porch to the Breakfast/Dining Room is 940mm wide
- The passage has a good colour contrast and is well lit
- The flooring in the passageway, breakfast/dining room, lounge, stairs, landing and bedrooms are all short pile carpets
- The two ensuites and private shower room is vinyl flooring
- There are 13 stairs 795mm wide x 230mm deep & 200mm high leading up to a landing 1200mm long leading to the 3 bedrooms
- At the top of the stairs, turn right into corridor to the Tasset bedroom and private shower room.
- The landing looking straight ahead to the Kielder bedroom and left to the Dally bedroom is 1200mm long dropping 1 step (220mm) to another landing 910mm long stepping up 220mm into the Kielder bedroom. From second landing turn left, drop 1 step (220mm) into the Dally bedroom

### **BEDROOM – Tasset**

- Door is 700mm wide x 1830mm high
- Double bedded room
- There is free space on left hand side of bed looking from bottom to top of bed & approximately 550mm to the wall on the right hand side
- There is free space at the bottom of the bed
- There is an en-suite shower room
- The bed is 530mm high
- There is a television
- The bedroom has a fitted short pile carpet on the floor
- There is good contrast in colour

### **BEDROOM – Kielder**

- Door is 700mm wide x 1930mm high
- Double bedded room
- There is free space on left hand side of bed 800mm looking from bottom to top of bed & approximately 1700mm to the wall on the right hand side
- There is free space at the bottom of the bed
- There is an ensuite shower room
- The bed is 530mm high
- There is a television
- The bedroom has a fitted short pile carpet on the floor
- There is good contrast in colour

### **ENSUITE to Tasset & Kielder bedrooms**

- The en-suite has an inward opening door 600mm wide from the bedroom
- The en-suite consists of a wash basin 800mm high, toilet 410mm high, heated towel rail, extractor coupled to light switch and shower cubicle
- The size of the en-suite room is 1100mm wide x 1640mm long
- The shower cubicle is 750mm x 750mm with a concertina door folding inwards and has a step of 310mm high into the cubicle

### **BEDROOM – Dally - Double**

- From the landing, through the door 770mm wide x 1820mm high, immediately step down 190mm into passageway
- Turn right through door 690mm wide x 1950mm high into bedroom
- Double bedded room
- Room has sloping ceiling with beam running down in line with ceiling and across full length of loom
- BEWARE OF SLOPING CEILING
- There is 410mm space on left hand side of bed to the wall, unrestricted on right hand side with 670mm at bottom of bed to window
- The bed is 530mm high

### **BEDROOM – Dally – Twin**

- From the landing, through the door 770mm wide x 1820mm high, immediately step down 190mm into passageway
- Turn left into passage 930mm wide
- Go through outward opening door 690mm wide x 1830mm high into bedroom
- Twin bedded room
- Room has sloping ceiling with beam running down in line with ceiling and across full length of loom
- BEWARE OF SLOPING CEILING
- There is 370mm space between the beds
- The beds are 490mm high

### **TOILET/SHOWER ROOM - for use by guests occupying Dally bedroom(s)**

- The bathroom is situated across the landing past the Tasset bedroom
- The door opens outwards and is 670mm wide x 1900mm high
- Size of shower room is 1800mm long x 1950mm wide
- The room has a toilet 410mm high, wash basin 800mm high and a shower cubicle 700mm x 700mm with concertina door folding inwards

### **GUEST LOUNGE**

- Approximate size 9metres x 4.5metres
- We have comfortable seating in the form of :
- There is a cottage suite, 2 seater settee (350mm high) and 2 armchairs (350mm high)
- There is a three seated settee (390mm high) and 1 armchair (390mm high)

### **GROUNDS & GARDENS**

- We have a plot land approximately 1 acre, on a hillside with many conifers on the top part of our ground. Guests will be free to wander and sit outside to enjoy the surrounds
- Dogs can have access to one area of the grounds

## **ADDITIONAL INFORMATION**

Address : Eals Lodge  
Tarsset  
Kielder  
Northumberland  
NE48 1LF

Telephone 01434-240269  
E-Mail [stay@ealslodgebandb.co.uk](mailto:stay@ealslodgebandb.co.uk)  
Website [www.ealslodgebandb.co.uk](http://www.ealslodgebandb.co.uk)

The Bed & Breakfast is our home so it is occupied 24 hours a day. The main phone is answered between 08.00am & 10.00pm

Please phone us if you require further information

