

ACCESS STATEMENT FOR:

MANOR FARM, BROADCHALKE, SALISBURY WILTSHIRE SP5 5DW

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Introduction

Our intention is that all our guests to have a comfortable and relaxing stay at Manor Farm. This statement aims to provide the practical details that maybe required by guests in order for them to get the most out of their stay.

Pre-Arrival

Manor Farm is in a Rural area and some form of independent transport is recommended for guests to get the most from their stay in the area

We will send directions with our booking confirmation, Please bring them or print from the [website contacts page](#) as once in the Chalke Valley Mobile phone reception is limited. For Sat Nav. our postcode is SP5 5 DW

Public Transport;

Train: We can provide lifts to and from Salisbury Station by prior arrangement.

Bus: National Bus service to Salisbury and then by [Wilts & Dorset Bus 29](#) to Broadchalke.

The bus stop is at the Pub, we are happy to meet you to help with luggage.

There is a local Taxi firm, details are available on request

The site is flat with good surfaces and is generally accessible

The room is clearly illustrated in the photos and plan, but should you require more information please enquire

We will endeavour to accommodate any particular needs; allergies etc. please feel free to discuss these on booking.

Arrival and Car Parking

Our arrival time is between 4.30 and 7pm, early and late arrivals are welcome by prior arrangement.

There is ample private, off road parking on a hard, level surface. Please see [plan](#) for location of Parking and B&B entrance which are clearly signed

There is direct access to the accommodation. Please ring the bell on arrival

We can of course provide assistance with luggage

Main Entrance

There is a 100mm step into the porch and a 150mm high 300mm wide step over the threshold into the Reception. The door is 920mm wide

Once in the house access to the B&B suite is flat, via a 740mm wide door the door to the bedroom is 700mm wide.

Access to the public areas is via a 800mm wide door

The main reception area is illustrated on the plan and in the photos

There is ample space for luggage and registration.

The area is well lit

There is ample space here for coats boots, luggage etc

A guest information folder is provided containing details of local amenities and the Fire and Emergency plan.

The house is fully equipped with smoke and Carbon Monoxide detectors

The B&B Suite

The layout of the suite is shown in the [plan](#) on our website

The suite has its own key and guests can let themselves in to the house independently

The suite consists of a 4m by 2.66m bedroom, with good access to both sides of the bed.

There is a television and DVD player and a hairdryer

The suite is Wi-Fi enabled, the code is available on request and there are plenty of electric points

There is a choice of feather or Hypo-allergenic bedding please let us know which you would prefer at the time of booking

The breakfast room is 2.36m by 1.77m and has a good sized table

There is a large wardrobe with shelves and hanging

There is a fridge for storage of cold drinks and guests medication

Tea and coffee making facilities and drinking water are provided as the supply to the bathroom is softened

The bathroom (is well laid out with a bath and hand held shower, WC and basin

There is a shaving socket and a shelf for Toiletries

Neal's Yard toiletries are provided for your use while you stay we would request that you do not remove the bottles as they can be refilled and re-used by other guests.

Energy Saving bulbs are used where appropriate if you would like these changed for standard bulbs please let us know

Washing and Ironing facilities are available on request

Public Areas

All the public areas of the property are on one level, spacious and easily accessible

They consist of a large dining room, sitting room and sun room, from where the garden can be accessed

The sitting room is accessed via the kitchen through a 800mm wide door

Guests are free to enjoy the garden which may be accessed from the Sunroom or from the drive.

Please be aware that although the garden is level there is a Ha-Ha which can be crossed by a bridge but this tends to be slippery and not suitable for those less stable on their feet.

Departure

Departures are generally by 10am but we are flexible

Additional Information

Smoking is not permitted anywhere in the house but guests are welcome to smoke on the patio where an ashtray is provided

Dogs are allowed by prior arrangement and for an additional charge

We do have cats; they are not permitted in the B&B suite but do have access to the public areas of the house

We welcome cyclists and walkers and have plenty of space to hang wet kit and store bikes etc.

WE LOOK FORWARD TO WELCOMING YOU TO OUR HOME

Richard and Katie Jowett