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 Coxs Barn Bed and Breakfast

Introduction

Converted barn on a working farm. Spacious gardens overlooking beautiful countryside. Peaceful rural location. Good home cooking. All bedrooms ensuite and two on the ground floor.
This delightful home has been converted out of a barn and outbuilding, part of the Coombe Farm next door and provides well appointed double bedrooms with ensuite facilities and central heating and can be enjoyed in any season of the year with good home cooking to make your stay a memorable one.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01746 718415 or email iain.thompson12@btopenworld.com.

Pre-Arrival

* Directions
* From Kidderminster/Worcester head for Cleobury Mortimer. Just before Cleobury on the A4117, there is a turn on the right to Stottesdon B4201 or B4363 (just a little further on) go to crossroads called Six Ashes. Take the Stottesdon/Bagginswood road. Clock exactly 2.1 miles from the crossroads and you will arrive at our entrance on the right
* The nearest Railway station's are Kidderminster 12 miles and Ludlow 8 miles.
* Taxi service available from Cleobury Mortimer (3 miles away). Tel No 01299 271257 / 07411142755
* Bus service to Cleobury Mortimer 20 mins past the hour (route 292 from Birmingham).
* No collection service offered.
* Road fairly even, otherwise fields (very rural).
* Local disability equipment hire 25 miles away (Worcester / Shrewsbury)

Car Parking and Arrival

* There is easy off road parking for 4 or more cars on level concrete hard standing outside of property.
* Three steps or ramp into conservatory entrance.
* No steps into ground floor rooms
* Well lit sensor lighting at all door entrances.
* Door Measurement 3 steps entrance 107cm /42 inches
* Ramp entrance 87 cm / 34 inches
* Conservatory used for meals and lounge.
* Luggage can be carried to rooms.

Welcome Area

* Guests are welcomed in a large conservatory with a choice of tea/coffee/soft drink and cake
* Two entrances (1) three steps into tiled room
* (2) Ramp into tiled room
* A selection of easy chairs 48cm /19 inches, dining chairs no arms 46cm / 18 inches.
* Well lit with wall lights on the interior walls, exterior sensor lighting at all entrances, including bright halogen security lights.
* No loop system.
* Pen and paper available.
* Guests are always shown around property

Bedrooms

* Two ground floor rooms, 1 double, 1 twin,
* One first floor twin/double room (14 steps)
* All shower ensuite facilities.
* Colour TVs, Beverage tray, Hair dryer.
* Rooms are not suitable for wheelchair use.
* The ground floor rooms have hand rails to assist access into showers
* Shower lip is 28cm / 11 inches.
* Clear door opening width is 74cm / 29 inches wide.
* Furniture can be moved around.
* One double, two Zip and link twin/king (1 on ground floor)
* Matress height is 66cm / 26 inches
* Lighting. Central ceiling light, two bed side lamps
* Additional lighting available if requested.
* Bedroom floor dk green carpet (short pile)
* Walls cream
* Doorways brown
* Large built in wardrobe and chest of drawers
* Subtitle available on TVs.

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

* All rooms are shower ensuite.
* Lip of 28cm / 11 inches into shower.
* Shower entrance 53cm / 21 inches.
* Level access from bedroom to ensuite.
* Bathroom door entrance 66cm / 26 inches
* Height of WC 43cm /17 inches.
* Pedestal sinks 79cm / 31 inches
* Support / grap rail fitted by shower.
* Ceiling light and shaving fluorescent light.
* Shaving point
* Light floor, cream walls, white doors,
* Pink, green or blue towels.
* Floors non slip tiles

Public Areas - Halls, Stairs, Landings, Corridors

* Steps leading to 1st floor room metal open plan, with handrail.

Public Areas - Lounge

* Lounge is situated in the conservatory. It can be accessed via a ramp or three steps. The door opening widths are 107cm / 42inches or 87cm / 34 inches.
* The lounge is on one level.
* Seating, Couches or dining chairs, Couches are 47cm / 19 inches. Dining chairs 46cm / 18inches.
* Wall lighting.
* Tiled floor surface.
* No Television, books and games available

Dining Room

* Dining room located in conservatory, access three steps / ramp
* Door opening widths 107cm / 42inches or 87cm / 34 inch.
* Level tiled floor.
* Wall lighting.
* Upright dining room, 46cm / 18inches without arms.
* Dietary needs catered for if informed at booking.
* Service offered, table or self service.
* Nearest WC in guest bedrooms.

Garden

* Large flat lawns.
* Garden wooden furniture.

Additional Information

* Evacuation sheet available in each room.
* Assistance dogs welcome.
* Low energy lighting used in places.
* Well secure security lit parking and entrance areas.
* Shopmobility scheme 25 miles away Worcester / Shrewsbury.
* Mobility batteries can be charged in own rooms.
* Local Hospital Ludlow / Bridgnorth.
* Doctors. Cleobury Mortimer practice 01299 270209
* In emergency Shrop Doc 08444 068888

Contact Information

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| Address Inc postcode):  | Dinah Thompson Coxs Barn Bagginswood Cleobury Mortimer DY14 8LSA |
| Telephone:  | 01746 718415 |
| Email:  | iain.thompson12@btopenworld.com |
| Website:  | <http://www.coxsbarn.com> |
| Grid Reference:  | SO 515 751 |
| Hours Of Operation:  | 24 hrs |
| Local Carers:  | Diamond life care 01584 872233 |
| Local Accessible Taxi:  | Cleobury Mortimer 01299 271257 / 07411142755 |
| Local Public Transport:  | Cleobury Mortimer Bus service (292 from Birmingham) |