

Three Gates Farm B&B Access Statement

Introduction

- Our home is set in peaceful countryside and offers 5 guest rooms. The cottage is about 300 years old and whilst we aim to meet the needs of all our guests there are some features which might make access difficult for people with limited mobility. We have rooms at different levels, there are therefore stairs up to some of the rooms. Some doors are narrow and some rooms are not suitable for wheelchair users.

Pre- Arrival

- We are located at the end of a narrow lane which leads on to a farm. Our location is peaceful and fairly remote and not ideally suited to those travelling without a car.
- The nearest shops are about 4 miles away.
- The nearest bus stop is just over a mile away and there are frequent services to both Manchester and Rochdale.
- The nearest railway station is Castleton which is approximately 4 miles away. Taxis are usually available at the station but we can book one in advance if required.
- There are several local taxi companies; we can make bookings in advance for you.
- We do not accommodate pets.
- Brochures and menus can be provided in large print if required. We regret we do not have the facilities to prepare documents in Braille.
- Our website www.threegatesfarmbandb.co.uk provides pictures of our accommodation and further information about the services we provide.
- You can contact us by telephone, e-mail or fax. Please see the 'Contact Information' section of this document for full details.

Arrival and Car Parking

- Please advise us of your anticipated arrival time so that we can be sure we are here to welcome you.
- To ensure your accommodation is ready we ask that guests do not normally arrive before 2.30pm. Earlier arrival may, however, be possible by arrangement.

- Parking is on an uneven drive in front of the main door or at the side of the building where there is easy access to the upstairs rooms.
- We offer assistance with luggage.

Main Entrance

- There is one step of 23cm high up to the front door.
- The front door is normally locked, so please ring the bell.
- Guest accommodation is separate from our living accommodation.

Guest Accommodation – Public Areas

- The cottage is long and narrow. The front entrance leads directly into the dining area
- 3 bedrooms are off the corridor leading from the dining area. The corridor is 119cm wide.
- There is a small step leading down to the 3rd bedroom.
- There are 12 stairs to the first floor; there is a handrail on one side of these stairs. The stairs are carpeted.
- There is a door from the bottom of the stairs which leads into the garden.
- We have 2 guest bedrooms which are both on the first floor (please see section 'bedrooms' for more information).
- The cottage is centrally heated throughout but temperatures can be adjusted in each room to suit individual requirements.

Public Areas - WC

- Bedrooms are en-suite but no public WC available.

Lounge and Dining Room

- We have no lounge area.
- Breakfast is served in the dining room
- The dining room is carpeted with short pile carpet.
- A selection of local information is available in the dining room.
- Tables have underspace of 72cm high by 75cm wide and height of 76cm. there are chairs without arms which can be moved to accommodate.

Laundry

- Not available

Shop

- Not available

Leisure Facilities

- Not available

Outdoor Facilities

- Not available

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- Not available

Bedrooms

- There are 3 bedrooms on ground level and 2 up the stairs with a separate entrance from the back.
- There are en-suite facilities in all rooms consisting of a shower, WC and washbasin.
- All bedroom and en-suite doors are 71cm wide.
- Tea and coffee facilities are provided and bottled water available.
- All rooms have a TV with remote controls and teletext.
- All rooms have short pile carpet on the floors.
- All rooms have a good contrast in décor.
- We also provide a hair dryer and ironing board on request.
- Our beds are normally made with blankets and quilted spreads. All pillows are synthetic.
- Extra blankets and pillows are provided in each room.
- There is a wardrobe or hanging space, chest of drawers and bedside table in each room.
- There is additional seating in each room.
- There is a folder in each bedroom which contains further useful information.

Bedroom 1

- Bedroom 1 is to the left at the top of the stairs.
- This room has a single bed with access from both sides.

Bedroom 2

- Bedroom 2 is a large room to the right at the top of the stairs.

- This room has 2 single beds which can both be accessed from both sides.

Bedroom 3

- Bedroom 3 has a single bed which can only be accessed from one side.

Bedroom4

- Bedroom 4 has a single bed which can be accessed for both sides.
- It has French windows which open out onto the garden area.

Bedroom 5

- Bedroom 5 has a single bed which can only be accessed from one side.

Gardens

- We have a large garden with a lawn, flower beds and planters.
- Guests are very welcome to enjoy our garden at all times.
- Access to the garden is via a gate at the side of the building.
- There is a patio adjacent to the lawn.

Additional Information

- There is a fire extinguisher on the bottom corridor and another at the top of the stairs.
- In the event of a fire we will sound a siren. Please advise us if you have a hearing impairment and might not hear this.
- The building can be evacuated via the door at the bottom of the stairs or the door from the dining room.
- We do not permit smoking in the house but you may smoke in our garden. Please request an ash tray.
- We are happy to cater for special diets or any particular likes or dislikes. Please advise us of these before your arrival.
- We are happy to refrigerate any medication. We can also keep any perishables in our fridge for a limited period.
- Mobile phone reception at the cottage is generally OK.
- We accept all major credit cards.
- We have free wireless internet access in all rooms.

Contact Information

- **Address:** Three Gates Farm, Stakehill Lane, Middleton, Manchester. M24 2RT
- **Telephone/fax number:** 0161 653 8314. When we are away from home this number has an answer phone facility.
- **Mobile Phone:** 07981 705674
- **E-mail address:** info@threegatesfarmbandb.co.uk
- **Website:** www.threegatesfarmbandb.co.uk
- We are closed for Christmas and New Year and do take occasional holidays.

Future Plans for our Cottage

- We are planning to install new TV aerials and fit digi boxes in our guest accommodation.

If you require further details or have any comments about the services we provide do not hesitate to contact us.