

*Orchard Side Bed & Breakfast*  
*Escape To The Country*

## **ACCESS STATEMENT**

**Orchard Side The Annex  
Self-Catering**

**Proprietors  
Neil Verlander and Gigi Field**

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Email

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## **Introduction**

We aim to cater for the needs of all visitors within our accommodation. Although the Annex is on one level it is unsuitable for those with severe mobility disability. The following statement is a summary of our provision, but in the event that further information is required, please contact us directly.

## **Pre-Arrival**

- We are a non- smoking establishment. Guests can smoke outside in the designated guest area at the rear of the property.
- **Great Malvern** Railway station is 3 miles away so it's a short taxi ride away.
- Bus stops to and from Malvern and Worcester are approx. 200 yards away or there are local taxi services, for which we can supply telephone numbers on request.
- Our website [www.orchardsidehanleyswan.co.uk](http://www.orchardsidehanleyswan.co.uk) has photos of The Annex accommodation.
- Contact can be made via  
email : [info@orchardsidehanleyswan.co.uk](mailto:info@orchardsidehanleyswan.co.uk)  
Telephone: 00 44 (0) 1684 310602  
Mobile: 00 44 (0) 7817 739642

## **Arrival and parking**

- Secure parking is available within the premises and is accessed via electric gates. The gates should be open upon your arrival, but if they are not you can access the property by foot through a side gate.
- There are 2 steps (120 mm & 80 mm) into the property and this entrance is private for The Annex so it is separate from Orchard Side B&B.
- The village shop/post office, award winning butcher and The Swan country pub is 250 yards walk via a tarmac path. If you decide to walk to the pub we recommend you have a torch, as there is no street lighting – you will find torches available on the shelf by the door.
- The Three Counties Showground is just over 2 mile away - 5 minutes by car.

## **Main entrance and reception**

- Parking is in the secure driveway. We will guide you as to where to park your car on arrival, but the allocated parking for The Annex is directly in front. (This area is for 2 parked cars)
- The approach to the house is well lit.
- The entrance door is 700 mm wide and we would ask that you keep it locked when away from The Annex.
- The Annex is level throughout.

## **internal**

- The ground floor is open plan and has Karndean vinyl flooring for the kitchen area and bathroom, and carpet throughout the rest of the property

## **The kitchen**

- L shaped kitchen cabinets with built in oven, hob and extractor fan. The kitchen is fully equipped:
  - Fridge and 4 draw Freezer
  - Microwave
  - Toaster & breadbin
  - Kettle
  - Cutlery, Crockery, Tea pot, Cafétier and glasses
  - Kitchen utensils, saucepans, chopping boards, storage boxes, tea towels
  - Basics are provided; tea, coffee, sugar, salt and pepper

### **Lounge area**

- 2 seated sofa and reclining armchair with leather footstool
- Coffee table.
- Side table and lamp.
- Flat screen TV (freeview) and DVD player plus a selection of DVD's.
- Dining table and 4 chairs.
- Book case with plenty of books and games for you to enjoy.
- DAB radio and CD player with a selection of CD's.
- FREE Wifi.
- Thermostat Radiator.
- Thermostat controller.
- Views over the Koi pond and lovely garden. (lit up at night)
- French doors that lead out to a patio, wooden bench and table and 2 chairs.

### **Bedroom**

- King size (5 ft wide) bed, 2 bedside cabinets, 2 bedside lights, 1 comfortable armchairs, chest of drawers and large wardrobe.
- Full-length mirror.
- Hairdryer.
- Bedding.
- Thermostat Radiator.
- Views to the Koi Pond and kitchen garden

### **Bathroom**

- Bath (550 mm high) with wall mounted power shower and shower curtain.
- Pedestal basin and toilet.
- Basic toiletries are provided, along with towels, bath mat and nonslip shower mat.
- Karndean Vinyl flooring.
- Heated towel rail.
- Wall mirror.

### **Garden**

- You have full access to the garden however please be careful around the pond area.
- Dogs are welcome in the Annex (not in the B&B) and we ask that dogs be controlled if let free in the garden.
- The rear garden is secure, so dogs cannot access the front garden
- Please remove any dog poo from the garden and place dog bags in the black bin just inside the garage side door.

### **Laundry**

- For walkers and cyclists you are welcome to use the tumble dryer, which sits just inside the garage side door or ask the owners to assist.
- For longer staying guests we have a washing machine and tumble dryer available, for a small fee, to cover the cost of washing powder and electricity – alternatively we can direct you to a laundrette or dry cleaners.
- Bikes and muddy gear can be stored in the owner's garage or summerhouse, which is situated in the garden at the rear.

The owners have a small dog that lives in their private apartment, which is attached to The Annex via a fire door.