

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

## **ACCESS STATEMENT**

**Orchard Side Bed and Breakfast**

**Proprietors**

**Neil Verlander and Gigi Field**

Orchard Side, Worcester Road,  
Hanley Swan. Worcester. WR8 0EA

Tel - 01684 310602

Mobile - 07817 739642

Email

[info@orchardsidehanleyswan.co.uk](mailto:info@orchardsidehanleyswan.co.uk)

## **Introduction**

We aim to cater for the needs of all visitors within our accommodation. Our premises are unsuitable for those with severe mobility disability as all sleeping accommodation is on the first floor. The following statement is a summary of our provision, but in the event further information is required, please contact us directly.

## **Pre-Arrival**

- We are a non- smoking establishment. Guests can smoke outside at the front of the property, or 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
- Special dietary requirements can be catered for upon prior arrangement
- Our website [www.orchardsidehanleyswan.co.uk](http://www.orchardsidehanleyswan.co.uk) has photos of the bedrooms, guest lounge and breakfast room
- 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 is 1 step (100 mm each) into a porch, through the front door (850 mm wide door) into the hallway
- Assistance with your guest luggage is our pleasure
- 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 in the hallway to borrow.
- 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
- Front of house has level access from driveway with one step of 10mm to the porch and another step into the hallway (7 mm)
- The approach to the house is well lit
- The entrance door is 850 mm wide and is always locked
- The ground floor is level throughout

## **Public Areas – internal**

- Ground floor entrance hallway has Karndean vinyl flooring
- The En-suite bedroom is on the first floor and named; The Malvern Room
- The Swan & Hanley Room are on the first floor along with the private bathroom
- There are 16 steps (step height 160 mm) up to the first floor, with a handrail 870 mm high – there is no lift
- There is no public toilet on the ground floor.
- The stair covering is carpet, with carpet on the landing and all the bedrooms have Karndean vinyl flooring. The bathroom and en-suite are fully tiled throughout.
- Guest rooms are not adapted for wheelchair users.
- Corridor widths are from 1015 mm and internal doors from 750 mm wide.
- All corridors and rooms are well lit.

### **Breakfast Room**

- Breakfast is served in the Dining/Lounge room on the ground floor.
- Tables and chairs can be moved upon request.

### **Guest Lounge**

- The guest lounge is on the ground floor and overlooks a patio area that is available for guest to enjoy. There are patio doors that slide open and during the summer breakfast can be served outside. There is a large table and 4 chairs available with a parasol.
- There are 1 electric reclining blue leather chair and a 3 seated blue leather sofa with 2 outer recliner seats, a coffee table, bookcase containing local maps, books and games and there is access to a desktop computer with internet access.

### **The Malvern Room**

- Door widths main and en-suite 750 mm and 750 mm respectively.
- King size (5 ft wide) bed, 2 bedside cabinets, 2 bedside lights, 2 comfortable armchairs, small table, standard lamp, table & 2 chairs, chest of drawers, wardrobe, hospitality facilities, free WIFI, Sony flat screen wall mounted TV.
- Country bedding, curtains and Kardean vinyl flooring.
- 2 adjustable heating radiators in room.
- Views to the Malvern Hills to the west (front window)
- At the rear of the room there are French doors that lead out to a private balcony with lighting, 2 outdoor armchairs, table and a sun lounger.

### **En-Suite**

- Large walk in corner shower 1200x800
- Large pedestal basin
- Bidet
- Lavatory and soft close seat
- Heated towel rail
- Travertine from floor to ceiling
- Spot lighting
- Basic toiletry are provided
- Bath mats, towels and cotton bath robes

### **The Swan Room**

- Door width 750 mm
- Double size (4,6 ft wide) bed, 2 bedside cabinets, 2 bedside lights, 1 armchair, solid pine wardrobe with draw, pedestal basin with hot and cold running water, hospitality facilities, free WIFI, flat screen TV.
- Country bedding, curtains and Kardean vinyl flooring.
- Adjustable heating radiator in room.
- Views over the garden and countryside beyond (rear of the property)
- Private bathroom is just across the landing, fully tiled with bath, shower, shower screen, bidet, sink and lavatory.
- Basic toiletries and hairdryer supplied.

### **The Hanley Room**

- Door width 750 mm.
- Twin size (3 ft wide) beds, 1 bedside cabinets, 1 bedside light, 1 armchair, small fitted wardrobe with shelves, pedestal basin, hospitality facilities, free WIFI, flat screen TV
- Country bedding, curtains and Kardean vinyl flooring.
- Adjustable heating radiator in room.
- Views over the front garden (front window)

- Private bathroom is down the landing, fully tiled with bath, shower, shower screen, bidet, sink and lavatory.
- Basic toiletries and hairdryer supplied.

### **Private Bathroom**

- The Swan and the Hanley Room share this private bathroom.
- P shaped bath (590 mm high) with wall mounted shower and glass shower screen
- Pedestal basin and toilet.
- Basic toiletries are provided, along with towels, bath mat and nonslip shower mat.
- Flooring is tiled.
- Heated towel rail.

### **Garden**

- There is garden to the front of the property and a seating area for guests at the rear, accessed through the patio doors in the lounge/dining room. Guest are welcome to enjoy this facility, and if the weather permits breakfast can be served outside.
- There is a fishpond to the right of the guest patio, which forms part of The Annex self-catering outside area. The guests can enjoy the garden and pond at their own risk.

### **Laundry**

- For walkers we offer to dry wet gear upon request.
- 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 in the garden.

The owners have a small dog that lives in their private apartment and although dogs are not permitted to stay in the B&B, dogs are very welcome in The Annex, which does share the garden. The back garden is secure so dogs cannot access the front garden.