

## Access Statement for Little Kings Hill Bed and Breakfast

Walwyn Road, Upper Colwall, Malvern WR13 6PL, Tel. 01684 540589

We aim to cater for the needs of all visitors in our bed and breakfast.

Our premises are unsuitable for those with a severe mobility disability because of the many steps and stairs. The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavour to help.

### **Pre-Arrival**

We have a web site - [www.malvernbreaks.co.uk](http://www.malvernbreaks.co.uk).

Details of our location and directions can be found on this web site. Please telephone for information if you do not have access to the web.

The main railway station is 2 miles away in Great Malvern from where a taxi can be ordered. There is also a railway station in Colwall village just 1 mile away. There are local taxi services Tel: (01684) 568686, (01684) 566836 if you would like to make arrangements before you arrive. We can also make a booking for you, if required. There is a bus service to our property (No. 675 travelling between Malvern and Ledbury and run by Malvernian Tours Ltd.)

Menus can be provided in large print by prior arrangement.

Special dietary requirements may also be catered for by prior arrangement.

We are a non smoking residence but guests may smoke outside, please ask for an ash tray.

### **Arrival and Car Parking**

Secure parking is available for one or two cars in the double garage. Off-road parking for a further two cars is available on a gravelled, slightly sloping surface.

We can assist guests with luggage.

Great Malvern town centre is 2 miles away. The Three Counties Showground is 4 miles away.

## **Main Entrance and Reception**

The whole entrance way, staircase and landing is always well lit. There is a step (150mm high) up to the gate, then there are 13 steps (ranging from 150 - 190mm high) up to the garden, then a single step just 90mm. After that there are 11 shallow steps between 150 - 160mm high up to the porch. A step of 110mm leads into the porch and another of 130 mm in through the front door. The front door is 890mm wide.

## **Public areas - General (Internal)**

You will be greeted on your arrival and shown to your room. The reception area is spacious, has good colour contrast, is always well lit and has rugs on the floor. There is a cloakroom (door 730mm wide, basin with rounded edge 820mm high and WC 420mm high). The breakfast room has wonderful views and is situated on the ground floor. The doorway to the breakfast room is 785mm wide. The table has an under space of 730mm. It is oblong in shape, 760mm high, 1220mm wide and 1830mm long. There are chairs with and without arms which can be moved to accommodate.

- The breakfast menu can be provided in large print by prior arrangement or spoken.
- We do not play background music.
- There is oak flooring throughout the ground floor and a door (780m wide) leading to the
- Conservatory which is available to all residents.
- There is no lift to the first floor.
- A wide oak uncarpeted staircase (17 steps, all 160mm high and 960mm wide and strong staircase handrails 800mm high on both sides for support) leads to the first floor.
- The first floor is covered throughout with good quality carpet.
- The guest bedrooms are level throughout.

## **Bedroom No. 1**

- This is a very spacious room's with wonderful views over Herefordshire to the Welsh mountains. The bedroom door width is 780mm.
- The super-king size bed is 1870mm wide, 1950mm long and 600mm high and can be split into two single beds. On either side are bedside tables with reading lamps.
- There is ample space around the bed and other furniture.
- There is a television with remote control, a radio clock alarm, hair dryer and tea and coffee making facilities.
- There is an upholstered couch, standard lamp and coffee table, also two chairs without arms.
- There is a large wardrobe with full length mirror and ample hanging space also a dressing table with chair.
- The room is centrally heated and has very good lighting.
- There is an attractively tiled en-suite shower room (see below for details).

### **En-Suite Shower room**

- The door is 700mm wide, is inward opening and has a clothes/towel hook on the inside.
- The large shower cubicle is 1100mm x 850mm with a folding glass door 600mm. The shower cubicle edge is 140mm high. The shower is fitted with an excellent thermostatically controlled shower.
- The basin is rounded at the front and stands on a pedestal 840mm high.
- Above the basin is a large mirror with light and shaver point.
- The toilet is 420mm high.
- The free floor space is approximately 750mm x 850mm.
- There are good quality absorbent towels, an electric towel radiator and a good range of toiletries.
- The shower room is tiled throughout.

### **Bedroom No. 2**

- This is a large suite.
- Door to inner hallway 720mm. There is a radiator. Door off to bathroom (see below for details).
- Bedroom door (with hook on inside) 785mm wide.
- Large twin beds, each 1000mm wide, 1950mm long and 620mm high with bedside cabinets (each with two deep drawers) and reading lamps on either side.
- There is a couch and small coffee table also a writing desk with chair, a wardrobe and a full length mirror.
- There is a TV with remote control, a radio clock alarm, a hairdryer and tea and coffee making facilities.
- There is ample space around all the furniture and the room has good lighting.
- This is a large, centrally heated room with wonderful views.

### **Bathroom for Bedroom No. 2**

- A spacious bathroom with an inward opening door, 740mm wide.
- A window with wonderful view of the Malvern Hills.
- The free floor space is 920mm x 2300mm
- Electric wall mounted fire.
- Very large bath, 570mm high, with mixer taps and shower overhead
- The basin is flat at the front and is 870mm high Over the basin is a large mirror with light and shaver point.
- There are good quality absorbent towels and a good range of toiletries.
- The WC has easy access and stands 430mm high
- Bathroom tiled throughout.

### **Bedroom No. 3**

- Door width 735mm, opening inwards and with hook on inside.
- Double divan bed, 1350mm wide, 1930mm long and 560mm high.
- Bedside tables with reading lamps and radio clock alarm.
- There is a TV with remote control and tea and coffee making facilities.
- There is a wardrobe with ample hanging space and a full length mirror.
- There is a dressing table. There are two chairs without arms.
- The bedroom is centrally heating and has good lighting.
- There is a private shower room only for guests using this bedroom (please see below).

### **Private Shower Room for Bedroom No. 3**

- Door width 735mm, opening inwards and with hook on inside.
- Door (500mm wide) into large shower cubicle 1200mm x 830mm which is equipped with electric shower). Shower cubicle step 140mm high.
- Good quality absorbent towels and good range of toiletries.
- Floor space 1000mm x 1000mm.
- Basin is rounded at the front and is on a pedestal 840mm high. Over the basin is a large mirror with light and shaver point.
- Toilet is 430mm high.
- Well lit and with wall mounted electric fire.
- Spacious shower room, tiled throughout.

## **Laundry**

We do not provide a laundry service. However, drying facilities are available upon request.

## **Shop**

Many shops e.g. butcher, cake shop, pharmacy, newsagent and general grocer, post office etc. are all available in the village of Colwall, 1 mile away. A more comprehensive range of shops can be found in Great Malvern, 2 miles away.

## **Grounds and Garden**

We have a small but interesting garden in which you are welcome to sit and read in a secluded area or sit on the patio and enjoy the view.

## **Walking the Malvern Hills**

Little Kings Hill is located high up on common land in the centre of the Malvern Hills Area of Outstanding Natural Beauty and guests are free to walk for miles in any direction.

## **Further Information**

Pets are welcome by prior arrangement.

Mobile phone reception is generally good.

We are able to use all the external doors in the need of evacuation. We will ring a hand bell and shout continuously if evacuation is needed. If you require more assistance for evacuating, please notify us on arrival and we will ensure you are evacuated safely e.g. hearing impairment.

We are a no smoking establishment (smoking is allowed outside - ash trays are provided, please ask for one).

We are happy to refrigerate small items of food, drink or medication in our main fridge upon request.

## **Contact Information**

Address: Little Kings Hill, Walwyn Road, Upper Colwall, Malvern WR13 6PL

Tel: 01684 540589

Email address: [enquiries@malvernbreaks.co.uk](mailto:enquiries@malvernbreaks.co.uk)

Website: [www.malvernbreaks.co.uk](http://www.malvernbreaks.co.uk)

**Hours of operation:**

We are open all year.

Hours flexible to business.

The B & B is our home and so is occupied 24 hours.

Telephone is answered 9am - 10pm.

We welcome your feedback to help us continuously improve. If you have any comments, please contact us (see above).

We hope you find all the above helpful in making your decision to stay with us.

Thank you.