

## **Access Statement – Lowerfield Farm, Willersey**

### **Covid-19 amendments:**

During the period of the Covid-19 pandemic we have reduced the number of tables and therefore maximum capacity of the dining room. We have also closed our Bredon Hill room to reduce guest capacity in the guesthouse.

### **Introduction**

2/3 mile west of the village of Willersey, Lowerfield Farm is a sizeable guesthouse situated on a rural smallholding, with views across fields and towards the Cotswold escarpment and Broadway Tower. We have a range of animals on the smallholding, including pigs, goats, sheep, hens and ducks.

### **Pre-Arrival**

- Our contact details are as follows:

**Telephone:** 01386 858273

**E-mail:** info@lowerfieldfarm.com

**Website:** www.lowerfieldfarm.com

- We can produce this Access Statement in large print if required.
- There is a limited local bus service from Willersey village, operating daily to Broadway (2 miles) and Evesham (4 miles), and with additional services to Stratford-upon-Avon, Cheltenham, Chipping Campden and Moreton-in-Marsh. Our nearest railway stations are Honeybourne (2.5 miles) and Evesham (4.4 miles) on the London-Worcester Cotswold train line with local services to Moreton-in-Marsh and Oxford. We can arrange collection from the bus at Willersey or from the train at Honeybourne or Evesham with prior notice (if available).
- There is walking access from Lowerfield Farm to pubs and shops in Willersey 1 mile away along a minor road, & pavements in the village. Use of a wheelchair would be possible though made difficult by the incline in the village and lack of dropped kerbs at the road junction. There is also no raised pavement for much of the route, though there is a wide grass verge.

### **Arrival & Car Parking Facilities**

- Ample parking in our large car park in front of the guesthouse. The driveway and car park are surfaced with loose stones, as is the path from the car park into the guesthouse.
- With advance notice we are happy to reserve the space nearest to the house for guests who have difficulty walking.

- We can provide help with luggage on arrival, if required.
- PIR light over car park, solar lights beside footpath, porch light is usually on at night.

### **Main Entrance & Reception**

- Not suitable for wheelchair access.
- The front door into the porch has a step 6 inches (15 cm) high. There is a slight lip on the next door into the hallway.
- Access is gained via 2 successive side hung front doors.
- The porch door is not locked. The inside front door is a fire door which is locked whenever the owners are not available and overnight. The door can be exited without a key but a key is required to enter at times when the door is locked. Registered guests will be issued with a room key and a front door key is on the same fob. A doorbell is located at a height of 5' 1" (155 cm) inside the porch.
- The porch has industrial carpet-type flooring, while the hallway has short pile fitted carpet.
- There is uniformed lighting at the entrance and in the hallway.
- A familiarisation tour of the house is conducted at the time of registration.

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

- Two guest bedrooms, the dining room and the guest lounge are located on the ground floor. From the entrance hall to the guest lounge there is a single downwards step and another single downwards step into the dining room.
- Six guest bedrooms are on the first floor (i.e. second storey), which are accessed by a flight of 10 steps, and then additional steps according to the room.
  - 4 additional steps straight ahead and turning to the right leads to The Lynches
  - A single step to the left leads to the corridor for Bredon Hill, The Long Lawn & Milkup.
  - 2 additional steps to the left leads to the landing for Kingcombe & The Dingle. A strong wooden banister surrounds the staircase and acts as support for the stairs to all rooms except The Lynches.
- The stairs are 8 inches (20 cm) high, 9½ inches (25 cm) deep and 36 inches (92 cm) wide, with the steps into the Lynches being slightly higher.
- Milkup and The Long Lawn are in the 17C part of the house and have uneven flooring due to the nature of the building, as does the corridor leading down to them.

- The house is carpeted throughout, except for polished parquet flooring in the guest lounge and hygienic laminate flooring fitted in all bathrooms. Milkup has a medium pile fitted carpet; carpets in all other rooms are short pile and fitted.
- Corridors are well lit and activated by PIR. Carpet colours are generally shades of brown or beige with white woodwork and off-white wall colourings. Overhead beams are black.
- Television available in guest lounge and all bedrooms.
- If fire alarm sounds please vacate rooms, leave all belongings behind, make your way to the front door and assemble in the guest car park. If you have trouble hearing then please let us know prior to your arrival so that we can ensure you are alerted in the event of an emergency. Emergency lighting is installed in the corridors and hallway.

### **Public Areas - WC**

- All rooms are ensuite. There is no public WC available.

### **Dining Room**

- Breakfast is served in the converted stable dining room on ground floor. This is a spacious and light room which is accessed via the guest lounge (down one step from the hallway) and then an additional step in the corridor leading to the dining room.
- There is seating available for more than 20 people. Furniture is flexible so can be moved on request. Chairs do not have arms.
- We have a varied menu which is also printed in our room information packs. Aside from this we can accommodate a number of special dietary requirements if informed in advance.
- We do often play background classical or easy-listening music at breakfast time and often for dinner, but this can be turned off if required.
- There is a fire exit from the dining room into the stable courtyard, which is locked from the outside but does not require a key to exit.
- The establishment is fully non-smoking.

## **Guest Lounge**

- Seating for 8 guests or more on 2 large sofas and 4 armchairs. Additional chairs can be added if required.
- Wi Fi is available throughout the guesthouse including the guest dining room. A wireless equipped computer is available for guest use in the lounge (no printer).
- Large screen TV with FreeView and separate DVD player and remote controls.

## **Laundry**

- The nearest launderettes (laundries) are located in Evesham and Moreton-in-Marsh, and are open daily.

## **Shop**

- Nearest shops are 1 mile away in Willersey – a village grocery with newspapers, and two pubs serving meals. More extensive facilities, including a post office, are 2 miles away in Broadway.

## **Outdoor Facilities**

- Front garden has a range of seating – a bench and 8 chairs (depending on time of year). Small private play area for children, and guests are welcome to walk around field and to paddocks to see animals. Access is through front door.

## **Conference & Meeting Rooms**

- Dining Room/Guest Lounge is available for meetings (NB. No public WC). Refreshments can be made available with prior notice.

## **Bedrooms**

- 8 bedrooms, two on ground floor.
- Televisions in all bedrooms, equipped with FreeView® services and DVD player, and fully operable by remote control.
- All door widths are standard.
- Some items of furniture can be moved / removed, if required.
- Proprietors will alert hearing impaired guests in the event of a fire.

**Ground floor** rooms are equipped as follows:

Dark Coppice – has a superking size (6') bed which can be converted to 2 singles. Ensuite bathroom has large walk-in shower.

Tilbury Hollow – has a superking size (6') sleigh bed. Ensuite bathroom has walk-in, flat

entry shower.

**Upstairs rooms** are equipped as follows:

The Dingle – superking size (6') bed which can be converted to 2 singles. Ensuite with walk-in shower.

Kingcombe – superking size (6') sleigh bed; ensuite with bath and showerhead over. There are 2 steps down into the bathroom.

The Lynches – superking size (6') bed which can be converted to 2 singles. Additional beds in place; ensuite with shower.

Bredon Hill – double bed (4'6"); large ensuite with shower. There is one step up into the shower.

The Long Lawn – entrance corridor; king size (5') bed; ensuite with bath and showerhead over.

Milkup – king size (5') four-poster bed; ensuite with bath with hand-held shower attachment; separate walk-in shower.

### **Self-Catering Kitchen**

- Not available.

### **Grounds and Gardens**

- Large lawned front and rear garden with flower borders. Gravel paths.
- Seating available.

### **Additional Information**

- Lowerfield Farm is a fully non-smoking establishment, though guests may smoke in the grounds.
- Medication can be stored in refrigerator – either our main fridge or the guest fridge on first floor.
- Special dietary requirements catered for by prior arrangement.
- Mobile phone reception is generally satisfactory, though can be poor in the centre of the building.
- No pets or other animals are permitted within the guesthouse. Though the owners have their own dogs and cats, they are also never allowed within the house.
- The guesthouse is fully equipped with a regularly serviced fire alarm system. Smoke sensors and sounders are located in all guest rooms, public areas and the owners' living quarters. Heat sensors are located in the kitchen, dining and boiler room. All guest room doors and doors opening onto the landing, stairs and hallway are fitted with 30

minute fire doors.

Evacuation signs are posted at all doorways and at the top of the stairs.

Fire exits at the front of the house and dining room are fitted with fire exit door furniture which does not require a key.

Emergency lighting is installed to illuminate the corridor and exit hallway, as well as emergency exit from the dining room, in the event of a power outage.

- Emergency procedures and contact details are provided in the room information pack in each room.

### **Contact Information**

- **Address:** Lowerfield Farm, Willersey Fields, Broadway. WR11 7HF
- **Telephone:** 01386 858273
- **Email:** info@lowerfieldfarm.com
- **Website:** www.lowerfieldfarm.com
- **Grid reference:** SP097409
- **Hours of operation:** 7.00am - 9.00pm daily (flexible to business - as this is our home the house is occupied up to 24 hours/day).

- Contact numbers for a range of additional services, health and tourist-related, are provided in our room information packs.

**We welcome your feedback to help us continuously improve. If you have any comments please phone 01386 858273 or email info@lowerfieldfarm.com**

Updated on 10<sup>th</sup> September 2020