

## Access statement for Coddy's Farm bed and breakfast.

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

### Location

Coddy's Farm is situated on a rural working farm in Pennine Yorkshire and a 20 minute walk from the village of Holmbridge. Holmbridge is served by a local bus, has a convenience store, two pubs serving evening meals, public telephone box and a postbox. Holmfirth is 3 miles away, a pleasant 30 to 40 minute walk, and has many shops including 2 supermarkets, a local produce market running every Thursday and Saturday and a farmers market open on the first and third Sunday of each month. There are many pubs, restaurants, cafés and independent shops as well as the usual amenities of a dentist, doctors and chemist, details of which can be found in the welcome packs. The route to both Holmbridge and Holmfirth is on rural roads which have no street lighting or pavements. Local taxi numbers are provided to guests in their welcome packs. Holmfirth has a bus station and is served by a number of buses from Huddersfield and Wakefield, both of which have main train stations. Trains from Manchester Airport link directly to Huddersfield and trains from London link to Wakefield Westgate. Full details of how to reach us and a map can be found on our website [www.coddysfarm/location](http://www.coddysfarm/location).

### Arrival details

Upon arrival guests park in a small private car park opposite the bed and breakfast entrance, those wishing to unload can do so outside the entrance before parking. There is additional car parking for up to 12 cars behind the butchery room. Care is needed in the outdoor areas as the bed and breakfast is situated on a working farm, farm machinery and livestock often move around the farm yard and children must be supervised at all times. The car park is lit until 12 midnight when the outside lights turn off until 5:30am.

Access to the bed and breakfast is through a 77cm wide doorway which leads to a spacious entrance hall, there is one step down and one step up to the door, a ramp can be provided upon request and assistance is offered with luggage. Upon arrival guests check in, payment of any outstanding balance is taken in exchange for the room key and a key to the main entrance. Guests are then shown the breakfast room and their bedroom.

### Bedrooms

We offer 8 en suite bedrooms, two of which are on the ground floor accessed directly from the entrance hall. One ground floor room, Holme Styes, has a super king bed which can be transformed into two single beds and an en suite shower. The second ground floor room, Ramsden, has a king size bed and en suite wet room with shower, toilet, low level sink with lever taps and grab rails around the sink, shower and toilet. This bedroom and wet room are accessed through 77cm wide doorways and the wet room is fitted with a flashing fire alarm siren. Ramsden can accommodate two put up beds for children.

There is a flight of 12 stairs with handrail leading to the first floor landing then a further three steps with handrail to four en suite bedrooms. Riding Wood, can be booked as a double or twin room. Winscar and Yateholme are larger rooms which can accommodate children on put up beds, Winscar sleeping a family of six on a sofa bed and 2 put up beds and Snailsden is a king size room sleeping 2.

Digley and Bilberry are loft rooms accessed down 2 steps from the first floor landing. Both are en suite and have separate seating areas. The rooms have sloping ceilings with a height of 290cm to 112cm and velux windows. There are exposed and low beams in these rooms and guests are advised to take care.

All bedrooms have a short pile carpet, contrasting wall, door and floor colours and good lighting. There is a TV with remote control, USB port and DVD player, hair-dryer, full length mirror, kettle, cups, saucers, T spoons, tea, coffee, hot chocolate, milk cartons, sugar, biscuits and two glasses in each bedroom. Beds are made with a fitted sheet, a 10.5tog hollow fibre duvet and cover, throw and two hollow fibre pillows per guest. Extra pillows and spare bedding is available upon request.

All the rooms are en suite with showers and Winscar room has an en suite bath. We provide guests with a bath towel each and a bath mat, extra towels are available upon request and children have smaller towels. Hand soap, shower gel and shampoo are provided in each en suite. The en suite rooms are lit with wall lights and an over mirror light which has a shaving point. Each en suite also has a fan which is active when the lights are on, this can be turned off by the guest if needed. There are heated towel rails which come on twice a day, guests can use a boost button to turn warm their towels at any other time, this takes about 30 minutes to fully heat. The en suites have non slip vinyl floor covering.

The building is heated with underfloor heating and there is a temperature control in each bedroom. The nature of underfloor heating means any temperature changes occur gradually.

We have two travel cots available to hire and high chairs, changing mat and potty for guests to use.

### **Public areas**

Breakfast is served in a large open plan dining room/ kitchen which is accessed down three steps leading from the entrance hall. The steps have a handrail and nosings in a contrasting colour to the tiled floor. Breakfast is prepared using meat and eggs grown on our farm, milk purchased from our local milkman, bread supplied from a local bakery and fresh fruit and veg from the local market. All meals are freshly prepared, the open plan kitchen allows guests to watch and chat to our chef while their meal is being prepared. We cater for vegetarian and gluten free diets and offer a range of cereals, fruit juices, tea and coffee which guests help themselves to. A cooked breakfast menu is provided in the welcome packs.

Public areas are well lit with wall and ceiling lights. Emergency lights line the escape routes and five fire alarm call points are located within the building. A fire blanket and extinguisher are located in the kitchen area as is a first aid box. Two further fire extinguishers are located in the entrance hall and outside the laundry. There is a fire evacuation notice sited on each bedroom door and guests who will require assistance with evacuation must notify Cuddy's Farm prior to arrival, this is to ensure staff or ourselves are available for the duration of their stay. All doors along the escape routes, including the bedroom doors have thumb turn locks so will unlock without the use of a key.

There is a unisex wc with toilet and sink, however because of space restraints this has a 68cm wide door.

### **Useful information**

Full details of our local doctors, A & E, walk in centres, chemists and shops are provided in the welcome packs. Type font 16 is used in the welcome pack, please ask if you require a larger font. Details of visitor attractions and local restaurants are provided in the entrance hall. We loan OS maps of the area and have a pair of binoculars for guest use. The daily weather forecast is pinned in the entrance hall. There is also a large bespoke OS map displayed in the entrance hall to help guests find the bearings. Local interest books, games and children's books and games can be found in the lounge area.

We have limited wifi. We rely on satellite broadband because of our remote rural location which can be slow at times. Wifi codes are available upon request.

Mobile phone reception is best on O2 and Vodafone networks, other networks will not receive a reliable signal.

Outside we have a secure shed for bike storage and a hose for washing bikes. There is an electric vehicle charging point which is to be connected in March 2015.

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