



## **Access Statement for Old Quarry Cottage B&B**

### **Introduction**

Old Quarry Cottage B&B is a charming stone cottage in the small hamlet of Brockton near Much Wenlock in rural Shropshire with two en-suite guest bedrooms in the cottage itself, and a studio apartment suite above the coach house/garage.

Above all, it is also our home and we really enjoy living here and our guests say how much they enjoy staying with us.

In the following Access Statement we have tried to keep matters succinct and to the point for ease of information.

However as an overriding consideration, we take a lot of satisfaction in going out of our way to meet the needs of all our guests whatever they may be.

Nevertheless, our one understandable difficulty is that as a typical cottage with narrow old pine doors, tight spaces and corners, we simply cannot properly manage wheelchair access.

If you have any specific questions or requirements please feel free to contact us.

### **Pre-Arrival**

- You can contact us by telephone, fax, or e-mail. (Details below).
- We have a brochure which can be produced in large print if required.
- In our confirmation of booking letter we specifically ask if one has any dietary or any other special requirements.
- We have a website which provides detailed information on rooms and facilities, breakfast arrangements, how to find us, and almost all the information you may require. It is also technically produced so that it may be accessed by all.

- As we are in a rural area, we are not really suited to anyone travelling without a car.
- The nearest shops are in Much Wenlock approx. 5 miles away.
- There is a request bus serving this rural area but the service is strictly limited to access the local town for facilities.
- The nearest Railway stations are at Church Stretton 8 miles away or Telford 12 miles away.
- Taxis are available at Telford otherwise all local taxis need to be pre-booked.

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

- Our normal arrival time is after 4.30pm or 5.00pm in the summer months unless arranged otherwise. This is clearly set out in our confirmation of booking letter.
- There is sufficient car parking immediately adjacent to the cottage on a level gravelled surface. It is possible to drop off directly onto a paved surface.
- The car parking area is well lit by pir lighting.
- We usually look out for new arrivals without recourse to the front door bell.
- We always offer assistance with luggage.

### **Main Entrance & Reception**

- Entrance is through the front door - available width 77cm.
- There is one small step - 9cm onto external porch with coconut matting and one step over front door threshold - 17cm into small hall approx. 1m.x 2.5m. with old quarry tiles and a rug on the floor.
- Reception and registration is carried out in each of the guest rooms on arrival.
- There is a room key and a front door key, and further keys can be provided if at all necessary.
- There is a pen and notepad in each room as standard.
- Familiarization of the room and its facilities is always done on arrival.
- Guests are always made aware that if there is anything they need then they only have to ask.

- There is a comprehensive Information Folder in each room containing not only everything about the room facilities and breakfast arrangements, but also such details of local facilities including chemists, doctors, dentists, A&E etc.
- In each room is a notice of the current tariff, and also what to do in case of fire or an emergency at night or at any time.
- There is a no smoking policy throughout the whole cottage, as is now statutory.

Also we do not allow dogs or any other pets, except assistance dogs for which we will make whatever arrangements are required.

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

- There are no rooms available to guests other than the guest bedrooms and garden room when breakfast is being served.
- The ground floor bedroom (Room No.2) is accessed off the small hallway and the first floor bedroom (Room No.1) is up a flight of stairs with a half landing having a total of 12 risers (26cm go x 21cm riser), and 83cm wide with a substantial handrail on one side, and along a small landing - approx 1m x 3m. All close carpeted, and with good overall lighting.
- There is emergency lighting at both the top of the stairs and in the hall by the front door.

### **Public Areas - WC**

- We rely on the en-suite facilities in each of the bedrooms to provide any toilet or WC facilities. In an emergency there is a WC off our utility room but this is generally not for guests use.

### **Restaurant / Dining Room**

- Breakfast is served in the garden room approx. 6m through the kitchen from the hall. The kitchen door is 71cm wide, the floor is flat with old quarry tiles and a rug, and access into the garden room is

through double doors 107cm wide over a threshold 6cm. high.

- The garden room has a reclaimed wooden floor with a large rug, and flexible table and seating arrangements. There is very good daylight lighting supplemented by lights if required.
- Table service is standard, but with help yourself buffet table of cereals, fruit, yoghurt, fruit juices, homemade marmalades, etc. which can also be served at table.
- Any special diets are catered for if arranged in advance.
- There is no background music.

## **Laundry**

- We do not have a laundry for guests use, but in an emergency we are willing to do some washing for guests if necessary.

## **Bedrooms**

Room No.1 on the First Floor. Approx. size 5.5m. x 3.5m.

- Entrance door width 71cm.
- One king sized 5ft x 6ft. 3in double divan bed 62cm high.
- Width at both sides around bed 82cm.
- Two rattan armchairs with cushions, and a circular table 76cm diam. x 74cm high.
- A small table 62cm high for hospitality tray for tea, coffee, etc. with cordless electric automatic cut-out-when-boiling kettle with visible water content indicator.
- Television on a swivel turntable for multi-directional viewing, with remote and built in DVD player.
- There is a long length mirror 75cm from floor.
- Close fitted pile carpet.
- Individual smoke alarm with audible and flashing light.
- Non-allergenic pillows and duvet available.
- There is a good mix of lighting with two bedside lamps, a standard lamp in the corner by the hospitality tray and one of the armchairs, a table lamp on the dressing table/drawer unit, and a central ceiling light.

Room No.2 on the Ground Floor. Approx. size 5.5m x 3.5m.

- Entrance door width 71cm.
- Two single divan beds 3ft x 6ft.3ins. which can be zipped together to form one super-king sized double bed 6ft x 6ft.3ins.
- Width around both sides as double bed and twin beds pushed together 70cm, or one single bed against wall, with space on either side of other single bed 70cm. (Arrangement as requested)
- Two upholstered armchairs, and a circular table 76cm diam. x 74cm high. A small table 62 cm high for hospitality tray for tea, coffee etc. with cordless electric automatic cut-out-when-boiling kettle with visible water content indicator.
- Television on a swivel turntable for multi-directional viewing with remote built in DVD player.
- There is a long length mirror 75cm from floor.
- Close fitting short pile carpet.
- Individual smoke alarm with audible and flashing light.
- Non-allergenic pillows and duvets available.
- There is a good mix of lighting with two bedside lamps, a table lamp in the corner near one of the armchairs, a table lamp on the dressing table/drawer unit, and a central ceiling light.

### Coach House apartment suite.

Situated adjacent to the cottage over the coach house/garage. Accessed by a flight of 11 stone steps with 27cm riser x 21cm go and a width of 100cm. with a handrail either side, leading onto a landing 100cm. wide x 174cm long.

- One step up 21cm to entrance door 77cm wide leading into the kitchen.
- Door into bedroom/sitting area from kitchen 71cm. wide.
- Approx. area of bedroom/sitting area 6.5m x 4m.
- One double divan bed 4ft 6ins x 6ft 3ins. 56cm high. Clear width to one side of bed 72cm and to the other side of bed 90cm.
- There are two easy chairs and a small coffee table.
- Television on low unit together with small hi-fi system. TV has Sky freesat and a built in DVD player.
- There is a long length mirror 75cm from floor.
- Light beechwood strip flooring throughout with rugs at the sides of the bed.
- Individual smoke alarm with flashing light.

- Non-allergenic pillows and duvet available.
- There is a good mix of lighting with two bedside lamps, a standard reading lamp near one of the armchairs, a table lamp on the drawer unit, and a central ceiling light.

## **Bathroom, Shower-room & WC [Ensuite]**

### Room No.1

- En-suite shower room with shower, washbasin and WC. Approx. size 2.5m x 1.5m.
- Door width from bedroom 71cm.
- Shower enclosure size 75cm x 75cm. height of tray 13cm. Non-slip tray but non-slip rubber shower mat also available if required. Thermostatic mixer control with easy to use single lever. Stainless steel grab handle fitted.
- Pedestal washbasin with a basin height of 82cm. Traditional easy to use tapheads in conventional Hot-left & Cold-right layout.
- WC with low level cistern. 43cm to top of seat from floor.
- Close fitted short pile carpet
- Good lighting by three halogen downlighters, and a strip light incorporating a shaver point over mirror over basin.

### Room No.2

- En-suite shower room with shower, wasbasin and WC. Approx. size 2.5m x 1.5m.
- Door width from bedroom 71cm.
- Shower enclosure size 75cm x 75cm. height of tray 30cm. (An additional temporary step can be provided if required). Non-slip tray but non-slip rubber shower mat is also available. Thermostatic mixer control with easy to use single lever. Stainless steel grab handle fitted.
- Pedestal washbasin with a basin height of 82cm. Traditional easy to use tapheads in conventional Hot-left & Cold-right layout.
- WC with low level cistern. 43cm to top of seat from floor.
- Close fitted short pile carpet.
- Good lighting by three halogen downlighters, and a strip light incorporating a shaver point over the mirror above the basin.

### Coach House apartment suite.

- En-suite bathroom with bath and a shower over, washbasin and WC. Approx. size 2m x 2m.
- Door width from bedroom/sitting area 64cm.
- Full size 5ft 6ins enamel bath with two integral grab stainless steel grab handles with a side height of 53cm from floor. Easy to use traditional bath mixer taps with integral shower attachment. Taps in conventional Hot-left & Cold-right layout. Non-slip rubber bath mat supplied as standard. Grab handle fitted to wall for shower use.
- Pedestal washbasin with a basin height of 80cm. Traditional east to use tapheads in the conventional Hot-left & Cold-right layout.
- WC with low level cistern and seat height 43cm from floor.
- Light beechwood strip flooring.
- Good lighting by a cluster of four halogen spotlights, and a strip light incorporating a shaver socket over the mirror cabinet over the basin.

### **Self-Catering Kitchen**

Coach House apartment suite kitchen. Approx. size 6.5m x 4m. Incorporates entrance door into the apartment and door into the bedroom/sitting area.

- L-shaped layout of kitchen units incorporating cupboards and drawers, an electric hob unit with kitchen extractor hood over, electric low level oven and grill, built in refrigerator with a generous freezer compartment, and stainless steel sink and drainer with monobloc taps with the conventional Hot-left & Cold-right layout.
- Also included is a microwave oven and electric kettle with automatic cut-out-when-boiling and visible water content indicator.
- In the kitchen also is a table size 75cm x 75cm x 77cm high and two kitchen chairs.
- Light beechwood strip flooring.
- A fire extinguisher and fire blanket.
- Lighting is by a cluster of four halogen spotlights and over hob lights from under the cooker hood.

### **Grounds and Gardens**

- The small rear garden is not available for the use of guests, although guests are welcome to look round it.
- Bench and seating is provided to the front of the cottage on a paved

area, with a view over to the fields.

### **Additional Information**

- As part of our overall commitment to excellent service, owners Tricia and Anthony Webb have attended Welcome Host, and in addition Anthony Webb has attended Welcome All, as well as Welcome Host Train the Trainer.
- Being in a rural area, mobile phone reception is somewhat erratic and the only service provider to get a signal at the cottage is EE. If guests have an important call to make, they can use the house phone.
- We are happy to keep things in our fridge or freezer for guests - medication, special foods, ice blocks for use during the day, etc.

We have wi-fi access free of charge available throughout the cottage and also over in the Coach House suite.

### **Contact Information**

- Address:  
Tricia & Anthony Webb  
Old Quarry Cottage  
Brockton.  
Much Wenlock  
Shropshire TF13 6JR
- Telephone: 01746 785596
- Fax: 01746 785596 (please phone first to ensure activation)
- Email: [tricia@oldquarrycottage.co.uk](mailto:tricia@oldquarrycottage.co.uk)
- Website: [www.oldquarrycottage.co.uk](http://www.oldquarrycottage.co.uk)
- Grid reference: SO 577939
- Hours of operation: Open all year. Arrival time after 4.30pm or 5.00pm in the summer months. Check-out time 10.30pm.

**We welcome your feedback to help us continuously improve.  
If you have any comments please phone: 01746 785596 or  
e-mail: [tricia@oldquarrycottage.co.uk](mailto:tricia@oldquarrycottage.co.uk)**

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