

# Access Statement

## Hoe Hill House 4 Star Bed & Breakfast

### General Information

We offer 3 en-suite bedrooms, all of which are located on the first floor.  
Large print menu & more detailed access information are available on request.

### Arrival & Car Park

Access to property is through a large 4m gateway directly from the B1203  
Ample parking in a large gravelled area, distance to front door approx 15mts  
Automatic security lighting illuminates the parking area & front of the house  
Always happy to help with luggage if required  
Entrance via front storm porch with 76cm width access with no step. Bell- pull at easy height to the left. Residents lounge/breakfast room immediately to the right with 84cm doorway. The breakfast table has an under clearance of 70cm and plenty of surrounding clearance.  
There is access to a ground floor toilet with 80cm doorway and 3m in length approx. 8m from the breakfast room on the same level.

### Internal stairs and landing to bedrooms

Wide stairway 85 cm with 7 steps (all 17cm deep) to small landing, a return with 3 further steps & 3 more to each side landing  
Banisters are sturdy, with a hand rail to The Chestnut Room.  
The landing is well lit and also has mains night lights

#### 1) Tulip Room

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Bedroom doorway width 75cm  
The King size bed is 68cm high with 39cm under clearance  
En-suite has a 70cm doorway  
Large shower has 74 x 116 cm shower tray with a 9cm lip & 47cm entry  
Toilet height 40cm floor to seat  
Hand basin height of 80cm with a convex front edge

#### 2) Chestnut Room

One and a half steps up to doorway of 11cm & doorway width of 77 cm  
Spacious room with at least 1.2m min. all around the 50cm high twin beds  
En-suite has an internal step down of 24cm and a door width of 70cm  
There is another small 10cm step to access the bath and shower.  
The bath has a 55cm top lip and the shower has a 9cm lip to the tray  
Flat fronted hand basin, 80cm high. Shower tray is 95 x 70 cm, 37cm door entry

#### 3) Cromwell Room

Bedroom doorway width of 75cm  
This is a twin bedded room with 57cm bed height and no under clearance  
En-suite has 70cm doorway  
Large shower has 74 x 116 cm shower tray with a 9cm lip & 47 cm entry  
Hand basin has a convex front face 75cm in height  
Toilet height 40 cm floor to seat