

Access Statement for Laburnum House Bed & Breakfast

Introduction

Laburnum House is a modern house, which is very spacious, and has two double rooms with ensuite, and a twin room with a private bathroom and shower, all rooms are contemporary style and comfortable. Situated only ten minute walk to the town of Thirsk, famous for The World of James Herriot, We are also easily accessible to Thirsk Race Course and Thirsk Railway Station. We have a very modern dining Room for our guests with a conservatory to relax in at any time of the day.

Pre-Arrival

- You may contact us on Val's mobile 07912 432089, or our Land Line 01845 524120, or if you prefer our email address is val@laburnumhousethirsk.co.uk
- Our Website is www.laburnumhousethirsk.co.uk
- We can supply information about public transport and routes, distance and accessibility.
- We are ten minutes walk to the town of Thirsk, and local Taxis are available.
- If you arrive by Train it is possible depending on the time your Train arrives for Val to pick you up from the station, or we can arrange you a Taxi.

Arrival & Car Parking Facilities

- We have off road parking and have five parking spaces for guests.
- Our car park surface is driveline bricks.
- There are no dropped curves.
- There are no speed bumps on the drive,
- There are no barriers.
- Val's mobile number and Landline number is displayed externally.
- We cater for dogs by prior arrangement. We would like guests to provide dogs own cages or beds, we do supply dog bowls.
- When you arrive please ring the door bell, if any different Val will show a sign saying in the garden at the back of the house, or please

ring me on my mobile.

- We offer to carry all luggage upstairs.
- The route from the car park to the entrance is flat until entering the porch which there is a step eight inches high on reaching the hall way. For guests arriving in the dark there is an outside light on and a lamp in the hall way.

Main Entrance, Reception & Ticketing Area

- We do have three entrances into our house, but the preferred one is the main entrance.
- There is one step into the hall which is eight inches high. There are no more steps on that level.
- We can supply pen and pad on arrival.
- We do have additional keys to rooms on request.
- We do not have seating available in reception /entrance. However if requested we can accommodate.
- A familiarisation tour is carried out on arrival.
- Door type of main entrance is single leaf
- Entrance is lighting, door mats two, one outside one in porch.
- The floor is level throughout entrance and reception.
- Prices differ regards guests needs.
- There is no colour contrast between door frames and skirting, most of the house is painted in neutral colours and white.

Public Areas - Hall, Stairs, Landing, Corridors etc

- On entrance to the house is the hall way which is carpeted
- We do let our guests use our telephones at reasonable cost
- On entering a very spacious hall way to get to the bedrooms there are seven steps then a turn to the left then another seven steps to the landing.
- All doors to the bedrooms are wood and are painted white, with gold handles.
- We do not have grab rails
- There is a downstairs toilet and hand basin available to all guests.

Public Areas - Sitting room, lounges, lobbies etc

- There are two floor levels for guests, ground floor has dining room, with guests own fridge, and conservatory with TV.
- We do have WI-FI
- Up stairs are bedrooms and private bathroom all with flat screen TVs

Public WCs

- Behind every bedroom door is a detailed procedure in case of a fire.
- We have a strict no smoking policy
- Guests who wish to smoke may smoke in the back garden, where there is a signed box to dispose of cigarettes
- Please do not have music too loud as we do have detached neighbours
- We do have a fridge to store medication, and special dietary foods which is located in the dining room

Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe

- Lighting is 2 wall lights in black , 1 large black chandelier
- Floor is wood laminate
- Size of room is 4.1 metre X 5metres
- One large table can seat 8, with brown leather chairs 90 X 178
- Other table is 92 X 136 and seats 4
- Tables can be put together easily
- We do not have a till
- The dining room is approx 9 metres from the front door on your right
- All cereals /fruit juice etc are self service, but cooked breakfast is served, all hot drinks are served.
- There is a WC , on exiting the dining room , turn left then walk 2 metres and then left

Laundry

- Val charges £5 per wash load, and will agree a price in ironing.
- £2 per load to tumble dry

Shop

- No shop on premises

Treatment room/s

- No treatment rooms

Leisure Facilities

- No leisure facilities

Outdoor Facilities

- We have a back garden which is for guests to sit in. We are having this landscaped next year

Conference & Meeting Rooms, Banqueting

- Not applicable

Clubs & Entertainment

- none

Bedrooms & Sleeping Areas

- None of the bedrooms are suitable for wheel chairs
- In the event of a fire you will hear a screeching sound from the smoke detectors
- I will knock on doors and have a spare key to all rooms
- In the twin room there are two single beds which push together as a double, These beds are remote control and are called tempur beds
- All bedrooms have cream wool carpets
- We have 2 double rooms with ensuite and 1 Twin with bathroom and shower over the bath which is private for that room only
- We have a room downstairs that can be single or double, with a room outside that has a hand basin and toilet. Guests can use my shower or by prior arrangement guests who have the bathroom are

asked if they would not mind if they shared.

- All rooms are painted cream and white
- Entrance to all rooms are level floors
- We offer a full english breakfast and continental, and can cater for special diets.
- All guests have a familiarisation tour
- We can supply non feather quilts and pillows, or the room down stairs has a wooden floor

Bathroom, Shower-room & WC [Ensuite or Shared]

- All ensuite are private
- Bathroom/with a shower over the bath, with toilet and handbasin, is private, but you may be asked to share, if you do not want this it is not a problem
- All floors are tiled
- No emergency pull cords
- Doors are all single leaf
- There are no hoists, raised toilet seats, or bath seat

Self-Catering Kitchen

- none

Caravans, Holiday Homes & Twin Units

- not applicable
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Touring Facilities (Holiday Parks)

- not applicable
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Boats - Narrow Boat, Cruiser & Hotel Boat

- not applicable
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Grounds and Gardens

- Attractive front garden with lots of off road parking
- Conservatory for guests to sit in which look onto the back garden
- Within 1 year back garden will be landscaped.
- Has a vegetable garden, and lots of flowered borders
- Smokers can smoke in back garden only

Additional Information

- On the back of every guest room and including my own room there are details on evacuation procedures.
- Remain Calm
- Leave room immediately without gathering personal belongings
- Follow illuminated RUNNING GREEN MAN symbols
- Head down stairs-firstly 7 steps and then turn right on the small landing and then another 7 steps to the hall.
- Turn right again following illuminated RUNNING GREEN MAN symbols to the front door (main escape exit)
- Please meet at the designated meeting area FRONT CAR PARK
- In the event of a fire being in the LOUNGE please turn left at the bottom of the stairs and proceed immediately LEFT through the UTILITY to the locked door side.
- Turn key left to open and then proceed left to designated meeting area (FRONT CAR PARK)
- Then if possible dial 999 when you have escaped the building
- Please do not return to the house until declared safe by the emergency services.
- It is law not to smoke in the house
- There is a designated place in the back garden for guests to smoke and a metal box to put spent cigarettes in, The box has a drawing of a cigarette with smoke coming out of it.
- We do accept dogs on prior arrangement, and we do have dog bowls
- Guests can store medication and any food in there fridge which is in the guests dining room.

Address: Laburnum House
31 Topcliffe Road

Sowerby
Thirsk
North Yorkshire
Y07 1RX

Telephone: Mobile: 07912 432089
Landline: 01845 524120

Fax: Do not have a fax at present

Minicom: No Minicom

Email: val@laburnumhousethirsk.co.uk

Website: www.laburnumhousethirsk.co.uk

Grid reference: Grid Reference is 442622-481188-SE4281SE
Post Code is Y07 1RX
Multimap is worth trying
AA route planner is good

Hours of operation: Monday to Sunday 7.00 a.m to 22.00 p.m

Emergency number: 07912432089

Local carers: not applicable

Local equipment hire companies: none

Local public transport numbers: UK Bus Travel Times 08712002233
Arriva Bus Customer Services 08448004411
UK Rail Travel Time 08457484950

Local accessible taxi numbers: A2B 07734570638
Dales 01845 522745
Liams 07970304050
Atkinsons 01845 522473
Toms 07739 392551
Chapmans 07960568288

Future Plans

- Plan to turn office down stairs into a single/double room, offering a down stairs toilet and hand basin , to share bathroom and shower which is upstairs

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 07912432089 or email val@laburnumhousethirk.co.uk