

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.

The Stables, Monkhall. Access Statement

Introduction

The Stables is ideal for those who want a truly memorable self-catering holiday, with peace and tranquillity in an idyllic rural setting, and Hereford City centre just 5 miles away. It sleeps 7 people and has 4 bedrooms, 2 of which are en suite, one being on the ground floor with step free, level entry shower. The twin and single bedroom share a bathroom.

If you have any queries or require assistance please phone on 01432 352900 or 07971 407475, or email using the contact form on our website.

Pre-Arrival

- Our website is www.monkhallcottages.co.uk. Bookings can be made online or by telephone on 01432 352900.
- The nearest bus stop is on the A49 Hereford to Ross-on-Wye road at Callow Marsh Garage, approximately 2,000 metres from the cottage. Bus times can vary, for further details contact the bus operator on 01432 260211.
- The nearest train station is Hereford 5 miles away. The nearest high-speed train station is Newport (Monmouthshire) 35 miles away with a 1h 33min journey time to London Paddington.
- We are only 700 metres off the Hereford to Abergavenny Sustrans cycle route.
- The property is situated at the end of a 700 metre private drive, the immediate area around The Stables is slightly sloping with good finished surfaces and access to within is without steps.
- We can accept your pre-ordered shopping for delivery on the day of your arrival through www.sainsburys.co.uk , www.tesco.com , www.asda.com or www.waitrose.com all in Hereford.
- Our brochure with hire rates for The Stables and this Access Statement are available in larger print on request.

Key Collection, Welcome and Car Parking

- The key can be collected from the owner's property, which is opposite The Stables.
- Parking is available for 4 cars immediately beside The Stables. The parking area has a hardcore surface and the area is well lit at night by motion sensor lights.

Entrance to Property

- The front door is 1200mm wide.
- There are no steps to the front door.
- The entrance is well lit at night.
- The floor inside the entrance is limestone tiles with an external and internal mat.

Open Plan Lounge, Dining Area and Kitchen

- The lounge, dining area and kitchen are situated on the ground floor with level entry from the front door.
- The lounge has a mixture of seating with leather sofas and chairs with non-feather cushions, together with a central low coffee table.
- There is a Samsung 3D widescreen digital television with remote control, subtitles, a DVD player and Ruark audio system.
- The dining table is 2700mm x 1000mm with an underneath clearance of 630mm, seating 8 and extendable to 12. All chairs are moveable and there is free area all around the table.
- The kitchen is fully fitted with granite work tops at 910mm, Bosch double oven with "open down" main door – handle height 1050mm. The fridge/freezer has highest shelf at 1700mm and lowest draw in freezer at 460mm.
- Lighting is natural daylight and by night levels are controlled by a mixture of overhead lights, wall lights and table lamps.
- The flooring is limestone tiles throughout.

Downstairs Double Bedroom and En-Suite Wet Room

- Suitable for less able guests.
- This bedroom is accessed from the dining area (door width 825mm), and also has direct access to outside (door width 810mm).
- All floors are limestone tiles.
- The wet room has a remote start/stop shower, door entry 780mm.

Stairs and Landing

- The stairs and landing are well lit using a combination of ceiling and wall lights.
- The Oak staircase to the first floor has 2 changes of direction with 14 steps and handrails on both sides.

Upstairs Bedrooms

- The blue room is en suite with the twin and single room sharing a bathroom.
- All upstairs bedrooms have oak floors with rugs close to beds.
- The height of all beds from the top of the mattress to the floor is 700mm.
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in each bedroom.
- All bedrooms have a DAB radio alarm clock.

Bathroom, En-Suite and Toilet

- Blue room en suite has stone tiled under floor heated flooring, step free and level access. Shower has 200mm step.
- The bathroom has stone tiled under floor heated flooring, with shower over bath, which has a 560mm step over.
- Downstairs toilet has limestone tiled under-floor heated flooring.
- All are well lit with overhead lights and a fluorescent light incorporated in the mirror.

Garden

- We have a paved patio area which can be accessed from the lounge by one step of 100mm. Patio table & chairs and a barbecue are available on the patio.
- A 6 person hot tub is partially sunk to aid access 530mm step over.
- The garden area is a level lawn shared with the Granary next door.

Additional Information

- Assistance dogs are welcome.
- All areas in the cottage have good colour contrast between the floor, doors and walls. All doors and doorframes are oak wood and walls are light in colour.
- The mobile phone reception can be poor.
- The nearest General Hospital (Hereford) has an A&E unit and walk in centre.
- There is also a list of nearby attractions and details of their Access Statements for information, where available.

Contact Information

Address: Monkhall Court, Callow, Hereford, Herefordshire, HR2 8DA.

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Sally Mobile: 07971 407475

Mike Mobile: 07971 407474

Email: sally@monkhall.com

Website: www.monkhallcottages.co.uk

Grid Reference: Ordnance Survey Sheet 189, Grid reference
SO 348 233

Hours Of Operation: Open year-round.

Local Carers: Kemble Care 01432 352443

Local Mobility Equipment Hire: TPG Disabled Aids 01432 351666

Local Accessible Taxi: City Taxis 01432 355155

: Benny's Cabs 01432 359055

Local Public Transport: Bus 01432 260211

: Train 08456 040500