



# Access Statement for Wood View Guest House

## **Introduction**

Wood View is set on the village green in Austwick and offers five en-suite guest rooms. The house is three hundred years old and offers accommodation over three floors, bedrooms being on the first and second floors. Whilst we try to meet the needs of all of our guests there are some period features and stairs which make access difficult for people with limited mobility. We have rooms at different levels and therefore there are steps into some rooms. Ceilings are fairly low, some with exposed beams, and door proportions are not suitable for wheelchairs. However we do aim to cater for the needs of our visitors and if you have any specific questions please do not hesitate to contact us and we will endeavour to help.

## **Pre-Arrival**

- We are located in the centre of the village which is approximately 5 miles from the nearest town, Settle.
- There is a bus stop 120 yards away and there is a limited service to and from Settle. Buses run six times a day and there is no service on Sunday or Bank holidays.
- The nearest railway station is Clapham but trains also run into Giggleswick and Settle. Taxis are not available at the station but we can book one for you in advance.
- The local taxi service is in Austwick and we can make bookings for you.
- There is a village shop and Post Office 60 yards away and this provides newspapers and most daily needs.
- We do not have any pets so are able to welcome well behaved dogs by prior arrangement.
- Brochures and breakfasts menu can be provided in large print if required. We regret that we do not have the facilities to prepare documents in Braille.
- We do not have a hearing loop and would therefore recommend that profoundly deaf guests are accompanied by hearing personnel so that should the fire alarm sound they can be alerted.
- Our website [www.woodviewbandb.com](http://www.woodviewbandb.com) provides pictures of our accommodation and further information about the services we provide.
- You can contact us by telephone or e-mail. Please see the ‘Contact Information’ section of this document for full details.

## **Arrival and Car Parking Facilities**

- In order to prepare for your visit we ask guests not to arrive before 4pm. Earlier arrival may however, be possible by prior arrangement.
- Please advise us of your anticipated arrival time so that we can make sure one of us is here to welcome you.
- On arrival, pull up in front of the house and we will assist you with your luggage and show you to your room. (The road is very narrow but dropping off bags and loading is permitted).
- The car park is to the back of the building up a narrow lane. The surface is flat and gravelled. There are no parking bays marked but there is sufficient room for guest's cars. You may, however, choose to leave your car next to the village green in front of the house.
- There is no access to the back of the house from the car park so retrace your steps down the lane and enter through the front door.
- There are no street lights in Austwick but security lights come on in the car park and as you progress towards Wood View.

## **Main Entrance**

- Entrance to the building is flat with the porch door unlocked and open during the day.
- At night the door is locked. The door bell is located to the left of the door.
- There is another bell inside the front lounge. Please ring either bell on your arrival.
- Guests are issued with a front door key and have access to their room throughout the day.

## **Guest Accommodation – Public Areas**

- Wood View is accessed through a front porch 1.3m x 1.1m which leads through a door into the guest lounge.
- The dining room is off the guest lounge through a low door ( 1.8m ) with exposed beam ceiling.
- The information area at the bottom of the stairs has a small step to access it. A fire exit door is located here.
- There is a door from the guest lounge which leads to the first floor (12 stairs), having a hand rail to the left of the staircase.
- We have a downstairs toilet (unisex) which can be made available to guests during their stay. This can be accessed via the information area.
- Guests cannot use the back door as a way of entry but it can be used to exit the building in case of a fire.

- The house is centrally heated throughout. Temperatures can be adjusted to suit individual requirements in the first floor rooms. There is a portable convector heater on the second floor for guest's use.

## **Lounge and Dining Room**

- Guests are welcome to use the lounge at any time.
- The lounge has two sofas, two easy chairs and a rocking chair. Further seating can be brought in from the dining room.
- The lounge is carpeted and has an open fire during cold weather.
- A selection of local information, maps, magazines and board games are available in the lounge.
- Breakfast is served in the dining room.
- The dining room is carpeted throughout and has four smaller tables seating two persons and a larger table seating four persons. The furniture is flexible and can be moved to suit individual needs.
- We are not licensed for the sale of alcohol.

## **Laundry**

- We do have washing facilities in the case of an emergency, but these are not used by guests.
- Drying facilities are available and we are happy to dry wet clothes and equipment after a wet day's walking.

## **Bedrooms**

- There are three bedrooms on the first floor and two on the second floor. These are carpeted throughout.
- All bedrooms are en-suite and consist of either a bath or shower, a wash basin and a toilet.
- Tea and coffee making facilities are provided.
- We also provide a digital T V , a hair dryer, an alarm clock and a selection of reading books and magazines.
- Our beds are made with duvets ( synthetic), all pillows are synthetic. Extra pillows, blankets or throws are provided in each room.
- There is a wardrobe, chest of drawers and dressing table in each room.
- There is a folder in each bedroom which contains further information about the house, local facilities, emergency procedures and contacts.

## **Bedroom 1**

- Bedroom 1 is to the right at the top of the stairs and has windows to the front with views over the village green.
- This room has a standard double bed ( 48cms high ) and a 3ft. single bed ( 52 cms high ), with access to both sides of the double bed. There is room for an additional single bed if required.
- There is a digital T.V. with freeview and a remote control.
- Two armchairs and a low coffee table are provided in this room.
- The en-suite shower room has vinyl floor covering.
- The shower cubicle is 80cm x 120cm and has a small step of 5cm. There is a wash basin and toilet also in this room.
- There is good lighting, an extractor fan, a mirror and an electric shaver socket but no window in the en-suite.

## **Bedroom 2**

- Bedroom 2 is to the right at the top of the stairs and has windows to the front with views over the village green.
- This room has a standard double bed ( 60cms high ) and a 3ft. single bed ( 60cms high ), with access to both sides of the double bed.
- There is a digital T.V. with freeview and a remote control. There are two armchairs provided in this room.
- The en-suite bathroom has vinyl floor covering and has a window to the rear of the building.
- The bath is 18.5cms high and has no grab rails. A bath seat is available on request. There is a shower attachment on the taps for hair washing. There is also a wash basin and toilet in this room.
- There is good lighting, an extractor fan, a mirror and electric shaver socket.

## **Bedroom 3**

- Bedroom 3 is at the top of the stairs, turn left across a small landing and up a small step. It contains a standard double bed ( 50cms high ) which can be accessed from both sides.
- There is one armchair provided and it has a digital T.V. with freeview and a remote control.
- The two windows overlook the backyard and garden respectively.
- The en-suite shower room has vinyl floor covering and has a window.
- The shower cubicle is 90cms x 90cms and has a small step of 15cms into it.
- There is a wash basin and toilet in this room, also good lighting, an extractor fan, a mirror and electric shaver socket.

## **Bedroom 4**

- This bedroom is not available for guest use.

## **Bedroom 5**

- Bedroom 5 is on the second floor. This is accessed from a corridor along the first floor and up another flight of 11 stairs. There is a hand rail to the right of the staircase.
- On entering this room there is a beam running across the length of the room 160cms high. Guests are warned about beams in a notice in the guest lounge.
- This room has a king sized bed ( 62cms high ) which can be accessed from both sides.
- There is a digital T.V. with freeview and a remote control.
- The window overlooks the village green with coffee table and two armchairs in front of the window.
- The en-suite bathroom has vinyl floor covering and a bath ( 54cms high) with a shower over the bath. There are no grab rails on this bath. There is also a wash basin and toilet in this room.
- There is a window, good lighting, an extractor fan, mirror and shaver socket.

## **Bedroom 6**

- Bedroom 6 is on the second floor to the left of room 5.
- There is a beam running across the length of this room 160cms high.
- This room has a king sized bed ( 60cms high ) which can be accessed from both sides.
- There is a digital T.V. with freeview and a remote control.
- The window overlooks the village green and there is an easy chair ( can be used as a put-u-up ) and coffee table as well as an armchair.
- The en-suite bathroom has vinyl floor covering and a bath ( 51cms high ) with grab rails. There is a shower attachment over the bath for hair washing as well as a wash basin and toilet.
- This room has a window, good lighting and an extractor fan, mirror and shaver socket.

## **Grounds and Garden**

- We have a patio area at the front of the building which contains tables and chairs for guests use.

- There is a garden at the back which is accessed through the back door or passage way to the right of the building. Guests are welcome to use the patio area at the top of the garden but must be aware of the flight of stone steps which can be slippery when wet and have no rails to hold on to.

## **Additional Information**

- There is a fire extinguisher in the front entrance porch and on both first and second floor landings.
- In the event of a fire the fire alarm will sound and guests must proceed to the car park through the three exits available. Fire notices are displayed in all bedrooms and in the information folder.
- Austwick has no street lights and we have a torch for guests who wish to be out after dark.
- There is sewing equipment and a first aid kit available on request.
- We do not allow smoking in the house but you may smoke outside, please request an ashtray.
- We are able to cater for special diets or any particular likes and dislikes. Please advise us of these before your arrival.
- We are happy to refrigerate any medication ( or wine! ). We can also keep any perishables ( such as cheese ) in our fridge for a limited period.
- Mobile phone reception in the house is good for O<sub>2</sub> but other networks vary. In some of the surrounding area there is no signal.
- We have a plug in router in the guest lounge to allow guests access to wifi.

**If you require further details or have any comments about the services we provide do not hesitate to contact us.**

## **Contact Information**

**Address:** Wood View Guest House, The Green, Austwick, N.Yorkshire LA2 8BB

**Telephone:** 015242 51190

**Mobile Phone:** 07743 314104

**E-mail address:** [woodviewaustwick@gmail.com](mailto:woodviewaustwick@gmail.com)

**Website:** [www.woodviewbandb.com](http://www.woodviewbandb.com)

**We are closed from November 1<sup>st</sup> to March 1<sup>st</sup>.**