

# Access Statement

Manor Barn Bed and Breakfast  
Upper Street, Child Okeford, Dorset, DT11 8EF  
Tel: 01258-860638  
Mobile: 07973-595344  
E-mail: [carisorby@btinternet.com](mailto:carisorby@btinternet.com)  
Web site: [www.manorbarnbedandbreakfast.co.uk](http://www.manorbarnbedandbreakfast.co.uk)

## ***Introduction***

Our home is set in the heart of a rural village in Dorset and offers luxury bed and breakfast accommodation in a newly renovated barn with its own entrance and two guest rooms on the ground floor. The property was converted from a barn and farm buildings in 1968 and the bed and breakfast accommodation was completed in 2007. You can park right outside the door to the bed and breakfast and there is a small slope and two shallow steps into the house. We also have collapsible wheel chair ramps. The front door and bedroom doors are wide enough for a wheel chair.

## ***Pre-Arrival***

- We are located on Upper Street (sometimes called the Shaftesbury Road), almost opposite the doctor's surgery.
- The nearest general store is about 68m from the house and the Post Office is 100m away (about a 4 minute walk).
- The nearest bus stop is about 60m away. The bus runs eight times every day and we keep an up to date bus timetable for your information. We also have a taxi service in the village and he has a vehicle that can take wheel chairs.
- We have two very friendly cocker spaniels but don't allow dogs in the bed and breakfast.
- Our information pack and menus can be provided in large print if required. We do not have facilities to prepare documents in braille.
- Our website ([www.manorbarnbedandbreakfast.co.uk](http://www.manorbarnbedandbreakfast.co.uk)) has pictures of our guest accommodation and information about our services.
- You can contact us by telephone, email or post. Please see the "Contact Information" section below for complete details.

## ***Arrival and Car Parking***

- Please let us know what time you expect to arrive so that we can welcome you on your arrival.

- We ask guests to arrive after 4.00pm so that the guest accommodation is ready although, earlier arrival may be possible by prior arrangement.
- When you come up the drive keep the house to the left and go down the side of the house where the bed and breakfast front door is situated.
- You can unload right outside the front door.
- There are two parking spaces available, clearly marked on the fence.
- We offer assistance with luggage.
- Tea or coffee (and usually homemade cakes) are brought to you on arrival and are complimentary.

### ***Main Entrance***

- There is a gentle slope from the drive, then one step of 12cm up to the entrance and then a 12cm step over the rim of the door.
- The front door is 84cm wide.

### ***Guest Accommodation – Public Areas***

#### ***Sitting Room and Dining Area***

- The entrance leads directly into a large room. At one end is the guest dining area and at the other end is guest sitting room with two sofas.
- Opposite the front door there is a door which leads into the courtyard garden.
- The accommodation is centrally heated throughout but all radiators and towel rails can be adjusted in each room to suit.
- Guests are welcome to use the sitting room at any time.
- The sitting room has two sofas and two reading lights with a coffee table in the middle of the room. There are four straight backed chairs around an oval dining table but additional straight backed chairs with arms can be provided by us from the main house.
- This room has a digital, flat screen television with a DVD player. Wireless internet access is available.
- The floors are stone with two large rugs, one in the sitting room area one near the entrance.
- A selection of local information leaflets, maps, DVDs and books of general interest are available in the sitting room.
- Breakfast is served in the dining area between 7.45am and 9.00am.

#### ***Bedrooms***

- The bedrooms are both off a stone corridor which leads from the far corner of the sitting room.

- Both bedrooms are on the ground floor and are carpeted.
- Each bedroom has its own spacious bathroom with bath, shower over the bath, glass shower screen, WC, basin with mirror and lights over.
- Bottled water is provided.
- There is a small kitchen off the dining area where you can make fresh tea or coffee whenever you like. Towelling robes are provided for each guest.
- Both bedrooms have digital, flat screen televisions.
- There is also a hairdryer, two torches, additional pillows, blankets and a hot water bottle in each room.
- There is a fan in the cupboard should you need it.
- Our beds are made with feather and down duvets and pillows.
- With notice we are happy to provide sheets and blankets if preferred.
- In each bedroom there is a built-in cupboard, four drawer chest of drawers and one or two chairs.
- There a guest information sheet in each bedroom which includes details of emergency contact numbers including doctors and hospitals in Dorset.

### ***Bedroom 1***

- Bedroom 1 is on the left as you go down the stone corridor leading off the sitting room.
- The doorway measures 81cm.
- Our beds are zip and link sprung mattresses and when together measure 183cm (super kingsize). Please let us know when you book whether you would like the room made up as a twin or double.
- The bed has access from both sides with bedside tables and lamps each side and an alarm clock radio.
- The room has one thermostatically controlled radiator.
- There is a roller blind over the window as well as interlined curtains.
- The en suite bathroom has an enamel bath, shower over the bath, glass shower screen, WC, basin with mirror and lights over and socket for razors and electric toothbrushes.
- An additional shaving mirror is provided along with complimentary toiletries. We keep spare toothbrushes, razors and toothpaste should you find you have left yours behind.
- The floor is vinyl and there is a ladder radiator for heating and drying the towels. There is also a two drawer table for storage.

### ***Bedroom 2***

- Bedroom 2 is at the end of the stone corridor leading off the sitting room.
- The doorway measures 81cm.

- Our beds are zip and link sprung mattresses and when together measure 183cm (super kingsize). Please let us know when you book whether you would like the room made up as a twin or double.
- The bed has access from both sides with bedside tables and lamps each side and an alarm clock radio.
- This bedroom also has an armchair.
- The room has one thermostatically controlled radiator.
- There is a roller blind over the window as well as interlined curtains.
- There is a conservation velux window in this bedroom which has a roller blind and a black-out curtain. A velux pole is provided for opening and closing the blind.
- The en suite bathroom has an enamel bath, shower over the bath, glass shower screen, WC, basin with mirror and lights over and socket for razors and electric toothbrushes.
- An additional shaving mirror is provided along with complimentary toiletries. We keep spare toothbrushes, razors and toothpaste should you find you have left yours behind.
- The floor is vinyl and there is a ladder radiator for heating and drying the towels. There is also a two drawer table for storage.

## ***Gardens***

- The bed and breakfast accommodation surrounds a small inner courtyard garden that was once the original farmyard. Guests are welcome to use this any time and tea/coffee on arrival can be served outside.
- The courtyard garden has a terraced area with large wooden table, eight chairs and sun umbrella. The rest of the garden is laid to lawn with flowerbeds surrounding it.
- Access to the main garden is through the bed and breakfast front door. Opposite the door there are sheds and a compost area and the rest of the garden is mostly laid to lawn with fruit trees, vegetable patch and hedging.
- From the gravel drive there is a magnificent view of Hambledon Hill which is accessed from the footpath at the foot of our drive.

## ***Additional Information***

- The bed and breakfast accommodation is fully equipped with smoke detectors which are linked throughout the house. If one goes off they will all go off.
- There is a powder fire extinguisher to the right of the front door in the sitting room and a fire blanket in the main kitchen.
- In the event of a fire, we will blow a whistle. Please advise us if you have a hearing impairment and might not hear this.
- The bed and breakfast building can be evacuated through the front door opposite the guest dining area or through the door into the courtyard garden.

- Should you need to reach us during the night there is a wireless bell on the round table in the sitting room. This will ring in our bedroom only.
- Manor Barn is a non smoking premises but you may smoke in the garden away from the windows.
- Mobile signal strengths vary at Manor Barn according to your service provider but if you are experiencing problems we find that the signal is stronger to the front of the house. However, do please let us know if you would like to use the telephone.
- Cari is a coeliac and we are therefore very experienced in preparing gluten free meals. Please let us know if you require a special diet or have any particular likes or dislikes.
- There is a fridge for guests to store personal items or medicines.

### ***Contact Information***

Address: Manor Barn, Upper Street, Child Okeford, Dorset, DT11 8EF

Telephone number: 01258-860638

Mobile Phone: 07973-595344

E-mail address: [carisorby@btinternet.com](mailto:carisorby@btinternet.com)

Website: [www.manorbarnbedandbreakfast.co.uk](http://www.manorbarnbedandbreakfast.co.uk)

We are open throughout the year.

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