

# *Tŷ Bryn B&B - Access Statement*

With this access statement we have tried to provide as much information as possible to help inform your decisions. If you have any queries please do get in touch by phone: 01594 531330 or email [tybryn1@gmail.com](mailto:tybryn1@gmail.com).

## **INFORMATION**

**Website** - We have a website [www.wyevalleystay.co.uk](http://www.wyevalleystay.co.uk) that we have worked hard to make accessible to all potential users. Great care has been taken when designing our pages to ensure that navigation is simple and information is accurate and clear. We ensure that writing is in plain English so that people of all ages and abilities can understand it. We recognise the need for continued improvement and the website is being constantly evaluated. We also have a Facebook page [www.facebook.com/wyevalleystay](http://www.facebook.com/wyevalleystay) where we post up news from the B&B and local area. This is where we can interact with guests and if you 'Like' us, you can receive information about events, activities and offers. We are also on Twitter and Google+.

**Bookings & Enquiries** – These can be made either via the website, email [tybryn1@gmail.com](mailto:tybryn1@gmail.com) or telephone +44 (0)1594 531330 or post. When booking, once we have received your deposit, we will confirm your booking either by email or post, whichever is easiest for you.

**Information** - We can provide information in large print on request. A comprehensive information folder is provided in the bedrooms containing details of local services, activities and attractions together with instructions on the use of the items provided in the bedrooms. A range of attractions, walks, activity leaflets are provided and guests are welcome to borrow our guidebooks for the duration of their stay.

## **GETTING HERE**

Due to our rural location we recommend that our guests have bicycles or their own motor transport. But, if you are travelling on foot it is straightforward to get here - the nearest train station is Chepstow from which you can catch a taxi (around £20) or walk to the Chepstow Bus Station (Thomas Street next to the Co-Op) and hop on the No. 69 bus. The nearest bus stop to Tŷ Bryn is less than 1 minute walk and it is the first bus stop as you enter the village called Penrhos. We can provide bus times upon request.

## **FINDING US**

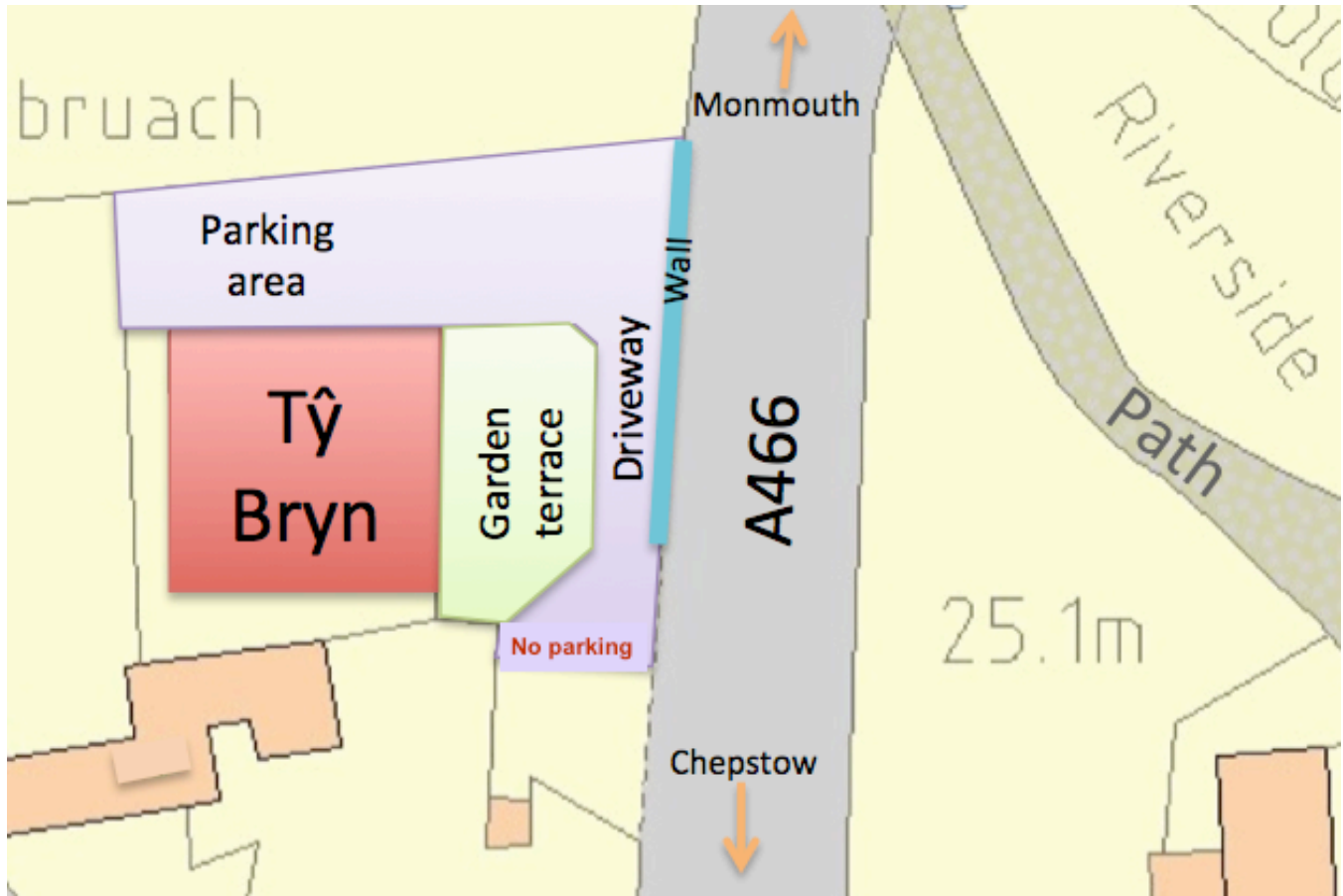
Up until July 2012 Tŷ Bryn was called Tighnabruaich and some systems will still have us down as that. Our postcode NP25 4TA is shared with 18 other houses in the village and some car satnavs might send guests on a more adventurous route than anticipated.

We do provide clear directions with a confirmation of your booking but if you still fail to find us we would recommend stopping at either at Browns Stores or The Sloop Inn in the centre of the village and call us on 01594 531330 and we can direct you from there.

## **PARKING**

From the A466 our driveway runs fairly steeply uphill and bends tightly around to the left, which might be a little daunting to some guests at first. At the top of the drive we have parking signs and parking spaces marked with white lines for 3 vehicles at the side of the house, within 7 - 10 metres of the front door. If you need to get closer to the main entrance you can park temporarily on the garden terrace, just a couple of metres from the front door. The main parking area is Tarmac. The parking area does slope slightly and we can provide chocks to place under your wheels if you would like extra peace of mind.

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## **Tŷ Bryn site plan: Driveway and parking area in purple**

### **APPROACH TO MAIN ENTRANCE**

Between the parking area and the front door the Tarmac drive dips and rises to a wide garden terrace of flat, slightly uneven paving slabs. The front door is reached from the garden terrace via three stone steps 120cm wide with a sturdy metal handrail on each side. The largest step is 20cm height, 56cm depth. The doorstep is 7cm high and the door, 88cm wide, is a single door, right-hinged and opens inwards giving direct access to the main hallway.

### **PUBLIC AREAS**

Tŷ Bryn is not suitable for wheelchair use. Mains operated smoke fire alarms are ceiling fitted in the hallway and landing. There is central heating throughout provided by an oil fired boiler. Radiators are to be found in all rooms, the hallway and landing.

Hallway: Flooring is wooden with a coir doormat and a non-slip hallway rug. The hall is well lit with a lamp and overhead lighting. Free space is 90cm by 3 metres.

Sitting room: Situated on the ground floor, off the hallway to the right. The doorway width is 78cm. The light switch is on the inside left as you come into the room and there is a lamp and overhead lighting. The carpeting is light coloured. Furniture comprises two leather armchairs and a leather two-seater sofa (all wide armed), a pine chest in the centre acting as a coffee table. We are happy to provide a dining chair with arms if requested. The cushions and soft furnishings are made of, and covered in flame retardant materials. The furniture is moveable and all is non-feather.

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Dining/breakfast room: Located on the ground floor, off the hallway to the left. The doorway width is 78cm. Here the light switch for the wall lights and overhead light is inside right of the doorframe as you come into the room. This room has a light coloured carpet. In the centre of the room there is a rectangular dining table and four wooden dining chairs, two with arms, two without. There are two spare chairs in opposing corners of the room, two sideboards and a raised slate hearth. Under the table there is a low level central crossbar running the length of the table. Free space between table and walls is at least 90cm, and the table can be moved for greater access. A sideboard acts as a buffet table for cereals etc. Assistance can be given with the buffet on request. Hot meals are served at the table.

Stairs: There are 16 stair treads to reach the first floor. The treads are 80 cm wide, 25 cm deep by 17.5 cm height. The stairs are carpeted and have a wooden banister rail to the left and a solid wall to the right.

Landing: The carpeted landing has a wooden banister rail running around the stairwell to the two guest bedrooms. One light switch is found at the top of the stairs and another at the other end of the landing to the right of Thistle bedroom door. There is a radiator and bookcase on the landing giving a minimum of 75cm free space.

Garden: Our garden terrace is available for guests to enjoy at any time. Wooden patio table and cushioned chairs are available for guest use. Our back garden, accessed by a deep gravel slope and five stone steps with hand-rail (often slippery) is currently undergoing landscaping work and we are currently asking that guests please avoid this area until it is made safe.

## **BEDROOMS GENERAL**

- All guest bedrooms are on the first floor, accessed from a flight of stairs. All rooms have remote controlled TV, cordless kettles, hairdryers and alarm clock radios. There are plugs in all the rooms set at knee height for easy access. As beds have hotel-grade mattresses, they are a little higher than many divans. All beds have non-feather duvets and pillows with cotton sheets, duvet covers and pillowcases. Extra blankets and top sheets can be provided. Soft furnishings are made of flame retardant materials. The sash-style windows can be opened wide and there are no window guards, so please take care when leaning out.

## **DAFFODIL BEDROOM**

- The doorway is 78cm wide. The central ceiling light switch is inside the room to the left of the doorframe and two bedside lamps provide further lighting.
- The bedroom flooring is a light coloured carpet.
- Three power points, two behind the bedside tables and one to the left of the curtains.
- The metal bedframe and mattress provide a king-sized bed (6ft 6ins length x 5ft wide x 2ft 8in height). The largest transfer space available is 85cms and the bed is movable.
- A hook is provided on the back of the bedroom door and a luggage rack is provided.
- There are two small bedside cupboards, a single wardrobe, chest of drawers, butler's tray and a large wooden chair.
- In the ensuite, the light switch is found in the bedroom to the left of en-suite door. This switch also turns on a steam extractor fan (isolation switch above the door). The en-suite doorway is 70cms wide. Décor is white suite, white walls and tiles, black non-slip laminate flooring. There are two hooks, one on the back of the door, one inside right of the door and

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a small shelving unit to the left of the toilet. The raised shower is 76cm x 76cms, with glass door and white tiled walls. The showerhead can be lowered to approx. 150cms above floor, and can be removed to be hand-held and fully flexible at all heights. To the left of doorway is a low level toilet, seat height 43cms. Space to left of toilet 23cms, to the right 20cms. Toilet roll dispenser and flip top bin easily accessed from toilet. Next to the shower is a tall, silver heated towel rail. A non-slip shower mat is provided. The washbasin is 45 x 33 x 83cms high with mixer tap. There is an over-basin mirror with light and shaver socket. Towels and shower mats are bright colours and contrast with the flooring.

## **THISTLE BEDROOM**

- The bedroom doorway is 78cm wide. The light switch for the central ceiling light is inside and to the left of the doorframe as you come into the room. There are also bedside lamps.
- The bedroom flooring is light coloured carpet.
- There are three double power sockets in the room but where these are not easy to access four- socket extension leads are provided.
- The bed is king sized (6ft 6ins length x 5ft wide x 2ft 8in height) and it is a wooden sleigh bed design with low footboard. The largest transfer space available is 160cms and the bed is movable.
- There is a hook on the back of the bedroom door and a wooden luggage rack is provided.
- There are two small bedside cupboards, a double wardrobe, a chest of drawers and a wooden/rattan rocking chair.
- In the ensuite the light switch is found in the bedroom to the right of en-suite door. This switch also turns on a steam extractor fan (isolation switch above the door). The ensuite is entered directly from the bedroom through a 65cm wide doorway. Décor is white suite, white or cream walls and tiles, black non-slip laminate flooring. The easy access shower is 120 cm x 76cms, with a curved glass enclosure and white tiled walls with a black and silver border tile. The showerhead can be lowered to approx. 150cms above floor, and can be removed to be hand-held and fully flexible at all heights. A non-slip shower mat is provided. A shelving unit provides 6 shelves of storage space and a hook is provided on the back of the door. To the right of doorway is a low level toilet, seat height 43cms. Space to left of toilet 40cms (the shelf rack can be moved to provide up to 80cm space), to the right 33cms. Toilet roll dispenser and flip top bin easily accessed from toilet. Inside left of the doorway is a tall, silver heated towel rail. The washbasin is 60 x 45 x 84cms high with a mixer tap. There is an over-basin mirror with light and shaver socket. There is a metal frame chair with wooden seat next to the shower. A storage cupboard door is always kept locked. Towels and shower mats are bright colours and contrast with the flooring.

## **ROSE BEDROOM**

- The doorway is 78cm wide. The central ceiling light switch is inside the room to the left of the doorframe and two bedside lamps provide further lighting.
- The bedroom flooring is a light coloured carpet with a small beige rug at the foot of the bed.
- There are three double power points but where these are difficult to reach, easy-to-access extension leads have been provided.
- The metal bedframe and mattress provide a standard double bed (6ft 3ins length x 4ft 6ins wide x 2ft 8in height). The transfer space available either side is 70cms and the bed is movable.
- A hook is provided on the back of the bedroom door and a luggage rack is provided (found under the bed).

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- There are two small bedside cupboards, a single wardrobe, a bookcase and two chairs (one wooden straight back and one lower Lloyd loom-style bedroom chair).
- In the ensuite, the light switch is found in the bedroom to the left of en-suite door. This switch also turns on a steam extractor fan (isolation switch above the door). The en-suite doorway is 70cms wide. Décor is white suite, white walls and white tiles with a thin red/pink/green stripe border tile running around the room, beige non-slip laminate flooring. There is a hook on the back of the door and a small wooden wall unit to the left of the door. The raised shower is 120cm x 76cms, with glass door and white tiled walls. The showerhead can be lowered to approx. 150cms above floor, and can be removed to be hand-held and fully flexible at all heights. To the left of doorway is a washbasin, which is 45 x 33 x 83cms high with mixer tap. Next to that is a low level toilet, seat height 43cms. Space to left of toilet 23cms, to the right 20cms. Toilet roll dispenser and flip top bin easily accessed from toilet. Opposite the basin and toilet is a white heated towel rail. A non-slip shower mat is provided. There is an over-basin mirror with light and shaver socket. Towels and shower mats are bright colours and contrast with the flooring.

### **OTHER INFORMATION**

- Mobile phone reception is not good at Tŷ Bryn due to the geography of the valley. Vodafone has the best reception and a signal can usually be found in the front rooms. If you have difficulty, in time of need you are very welcome to use our BT landline.
- The Wi-Fi is good as BT installed superfast Wi-Fi to the village in 2016. Guests need to a password to sign in to Tŷ Bryn's guest network.
- Service dogs are welcome - please inform us upon booking.
- We operate a strict no-smoking policy.
- We are happy to assist with your luggage.

### **AND FINALLY.....**

We are here to help you in any way we possibly can and will answer any questions or queries you may have. Please do not hesitate to ask.

We are also very interested in your suggestions and thanks to those who have contributed valuable suggestions so far, helping us to continuously improve.

Nickie & Phil Moore

*Last updated: July 2017*  
*Author: Nickie Moore*