



Grove Farm House, Condover, Shrewsbury, Shropshire, SY5 7BH
www.grovefarmhouse.com

Guest Access Statement

Introduction

We aim to cater for the needs of all visitors in our home based, 4 bedroom bed and breakfast. The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavour to help

Pre-Arrival

- You can contact us by phone or e-mail (details below).
- This access statement is available on our website, or in hard copy format with large font size.
- We have off road parking close to the entrance to the house.
- The village of Condover is one mile away and the bus to Shrewsbury stops here. The road from Condover to Grove Farm House does not have pedestrian access.
- Shrewsbury Railway Station is 20 minutes away by car.
- The nearest ShopMobility centre is at Raven Meadows Car Park, Shrewsbury and can be contacted on 01743 236900.
- We have a website with photographs of each guest room, two of which are on the first floor, and two on the second floor.

Arrival & Car Parking Facilities

- There is ample free car parking in the yard adjacent to the house.
- Assistance with luggage is always offered to all guests.
- Signs show guests where to park and which way to the front door.
- The entrance to the house is accessed along a 7ft wide gravel path through the garden. The parking area and paths are all lit up at night time by sensory lights.
- There is one step into the front door.
- The front door has a door bell which is lit up at night.
- Guide dogs are welcome, and feeding and water bowls can be provided.

Main Entrance & Reception

- The main entrance is into a small porch followed by a hallway from which the guest dining room, guest sitting room and stairs can be accessed.
- There is a 15cm high step into the porch and the door is 81cm wide.
- A second door into the hallway has a 3cm step and the doorway is 88cm wide.
- The porch and entrance hallway is well lit.
- Guests escorted to rooms and facilities fully explained on the way.

Public Areas - General (Internal)

- The dining room and guest sitting room are both on the ground floor.
- The entrance hallway and guest dining room has a wooden floor.
- The guest sitting room is carpeted.
- A public telephone with large buttons is available in the guest sitting room.
- Text and subtitles are available on the television in the

guest sitting room.

- The four bedrooms are split over two levels, 2 on the first floor and 2 on the second floor.
- All stairs and upstairs landings are carpeted.
- Stairs have an oak hand rail on left going up.
- All upstairs landings are well lit.

Public Areas - WC

- Guest bedrooms are all en suite.
- There is no toilet available downstairs.

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

- Breakfast is served in the breakfast room on the ground floor.
- Furniture is flexible and can be moved on request.
- Square tables have underspace of 65cm high (legs on each corner). There are chairs without arms which can be moved.
- We do not play background music in any area of the B&B.
- Full waitress service is available.
- Vegan, vegetarian, gluten free and all other diets catered for.
- The bed and breakfast is no smoking throughout the premises.
- Menu can be provided in large print.

Outdoor Facilities

- The garden is a mixture of grass lawn, gravel paths, patio and beds.
- One area of the garden is graduated.
- Benches are available in various locations without physical barriers.

Bedrooms

- Two bedrooms are on the first floor, and two bedrooms are on the second floor.
- All bedrooms are lockable.
- Televisions all have remote controls and teletext/subtitles.
- A bell is provided on the ground floor by the front door if assistance is required.
- Carpets are all fitted short pile, with tiled floors in bathrooms.
- The two first floor rooms have central ceiling pendant lights and wall lights on either side of the bed.
- The two second floor rooms have recessed halogen lights in the ceiling and wall lights on either side of the bed.
- Two rooms have standard double beds with access from both sides.
- Two rooms have superking size zip and link beds which can be converted to two 3ft single beds. Access can be gained from both sides of the beds in both circumstances.
- All beds are divans with headboards attached.
- All rooms have emergency lights fitted in case of a power cut.
- There is a cordless kettle in each room, and you can see if it is full from the outside.
- Non-allergenic bed linen is available upon request.

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

- All en-suite bathrooms are accessed via a 'dressing room' area of which door width is 76cm in all cases.
- Gold and Duck Egg Rooms
- Door width 78cm, inward opening.
- The shower cubicle has a step/edge of 9cm high.
- The shower screen opening is 68cm wide.
- The basin has clear underspace. It is 78cm high.
- The toilet has with available free space of 64cm to one side. The toilet is 46cm high
- Good colour contrast of floors and wall tiles.
- Passionflower and Foxglove Rooms
- Door width 78cm, inward opening.
- The bath edge is 59cm high.
- The basin has clear underspace. It is 78cm high.
- The toilet has with available free space of 41cm to one side. The toilet is 46cm high
- Good colour contrast of floors and wall tiles.

Contact Information

- Address: Grove Farm House Bed and Breakfast
Condover
Shrewsbury
Shropshire
SY5 7BH
- Telephone: 01743 718544 or 07515 646144
- Email: liz@grovefarmhouse.com
- Website: www.grovefarmhouse.com
- Emergency number: 01743 718544 or 07515 646144

We welcome your feedback to help us continuously improve if you have any comments please phone 01743 718544 or email liz@grovefarmhouse.com