

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 of our guests/visitors.

## **Access Statement for Horseshoe Cottage Farm**

### **Introduction**

Horseshoe Cottage Farm is located near the Leicestershire village of Cropston and offers luxury Bed and Breakfast with one accessible room on the ground floor.

We have Mobility 1 and Hearing 1 grading.

### **Pre-Arrival**

- We are located between Leicester and Loughborough and a mile from Cropston Village. For full details and maps of how to reach us please refer to the 'How to find us' section on our website, or simply enter our postcode LE7 7HQ into your satnav
- The village is served by a bus service during the week but a car/ bicycle is recommended
- Taxis are usually available and we can book one in advance if required.
- East Midlands Airport is 20 miles we have easy accessibility to the motorway system
- We regret that we are unable to accommodate guests pets but of course welcome assistance dogs
- There is a major shopping centre within 7 miles of Horseshoe Cottage Farm and all routine shopping can be done in Anstey which is just 2 1/2 miles.

### **Car Parking and Arrival**

- Horseshoe Cottage Farm has level, free car parking for guests
- Access to the property is via a well lit, wide front door which has a small lip, a ramp is available if required.
- There is one step into the Drawing room and one into the garden, ramps are available.
- You will be welcomed by Linda or Tim who will carry any luggage to your room.

### **Reception and Dining Rooms**

- Horseshoe Cottage Farm was completely refurbished in 2002
- The reception rooms are all on the ground floor and have slate or hard wood floors, free of furniture in the walkways.
- There are winged chairs available in both the dining and sitting rooms
- There is clear definition between the floor and wall colours.
- A mixture of natural light from the windows and roof skylight are supplemented by overhead, wall and lamp lighting
- We do our best to cater for any dietary requirements; please contact us in advance with any specific requests. Where possible all of our food is locally sourced and always freshly cooked.

## **Garden Area**

- The garden is open to guests and is a mixture of solid paths and lawn. There are perfumed plants, a vegetable garden and various borders to wander among. All areas are relatively flat and can be accessed without a ramp.
- If guests wish to smoke they may do so outside and an ash tray will be provided. Horseshoe Cottage Farm is a Non Smoking House

## **Accommodation – Bathrooms, Shower-rooms & Toilets**

- All the bedrooms have ensuite facilities which offer full 5\* facilities including WC, Vanity unit, Baths and showers. Two kingsize and one twin.
- The ground floor, kingsize room has level access and a walk in shower, there is a step measuring 6". The shower is NOT suitable for wheelchairs but a seat and handles are provided.
- All toiletries are organic and free of additives.
- Non allergenic bedding is available on request
- The two upstairs bedrooms have baths with showers over. One twin and one kingsize.
- All bedrooms are carpeted with tiled floors in the bathrooms.

## **Additional Information**

- We have all had disability awareness training
- We have a set evacuation procedure – should you require assistance, someone will help you with evacuation out of the building
- We welcome trained assistance dogs. A water bowl is available in the garden for assistance dogs and one can be supplied for the bedrooms where necessary
- Low energy lighting is used throughout
- The nearest Shop-mobility is 7 miles away in the Town Square Syston
- The nearest Hospital/s with and A&E unit and walk in NHS facility are 8 miles away. The nearest Doctors surgery is 3 miles away. Please ask for further information
- Chemist is 3 miles
- Free Wi-Fi internet access is available in the bedrooms and throughout the house
- We can offer a list of nearby attractions and details of their Access Statements for information where available
- Bradgate Park is opposite and there is a tarmac road through the middle with a tea room en-route to Newtown Linford village, 2 miles away.

### **Contact Information**

Address (inc postcode): Horseshoe Cottage Farm, Roecliffe Road, Cropston, Leics LE77HQ

Telephone: 0116 2350038

Email: lindajee@horseshoecottagefarm.com

Website: [www.horseshoecottagefarm.com](http://www.horseshoecottagefarm.com)

Grid Reference: SK541114

Hours of Operation: 09.00-20.00 (flexible)

Local Carers: N/A

Local Equipment Hire: N/A

**Local Public Transport:** There is a bus stop in Cropston, one mile away and we are happy to collect you by arrangement.

Details of buses can be found on [www.leics.gov.uk/transport\\_downloads](http://www.leics.gov.uk/transport_downloads). The area is Loughborough to Leicester.

Station taxis sometimes need help with directions so we suggest you take a copy of the directions

The cost should be no more than £15 from Leicester station.