

# Access Statement For Linton Laithe Bed and Breakfast

## **Introduction**

Linton Laithe Bed and Breakfast is a 5 bedroom luxury bed and breakfast accommodation situated in a converted barn at Grange Farm, Linton. The farm is a working farm of dairy, cattle and sheep and the conversion in 2008, of a traditional Yorkshire Dales barn provides the bed and breakfast accommodation.

The conversion has been completed with accessibility for all in mind but also trying to keep many of the original features of this beautiful old barn which dates back to circa 1700's. Consequently, some rooms may be less accessible for guests with limited mobility. We have one ground floor bedroom which has been designed with wheelchair access in mind. We endeavor to provide as much information as possible to enable guests to make an informed choice and are happy for you to contact us for any further information or advice.

## **Pre-Arrival**

- Located in the centre of Linton
- Public transport by bus is available. A daily bus service to and from Skipton and Grassington at least hourly until approx. 6 pm.
- The nearest shops are in the neighbouring village of Grassington, 2 miles away.
- The nearest train station is Skipton approximately 8 miles away
- Taxi services are available from Skipton - we can provide telephone numbers.
- We can meet guests at the train station by special arrangement.
- Brochures and menus can be provided in large print by prior arrangement.
- Our website is [www.lintonlaithe.co.uk](http://www.lintonlaithe.co.uk).
- We can be contacted by phone or email. Please see the contact information section in this document.
- Younger children are welcome to stay in the ground floor bedroom

## **Arrival & Car Parking Facilities**

- It is always helpful for us to have an estimated time of arrival.
- Our preferred check-in time is from 3pm and before 6pm.
- Parking is right outside the accommodation with level access to the front door across the Yorkshire stone flagged patio. Whilst generally level, this is not a smooth surface.
- The walking distance from the car park to the front door is approximately 10 metres.
- The entrance is lit at night.
- There is ample, unmarked parking space to accommodate all guests vehicles on a graveled and tarmaced area beside the accommodation.
- Drop offs beside the house can be made straight onto the flagged area - the entrance is 7 metres from here.
- Assistance with luggage is always offered to all our guests.
- Guide dogs are welcome. Feed and water bowls are provided.

## **Main Entrance & Reception**

- The main entrance has no steps, just the plinth 2cm high and is 120cm wide.
- The reception area is 2.5 metres by 5 metres.
- The wooden staircase up to first floor has a carpet runner and is directly off the reception area.
- There are 2 seats provided in the reception
- The flooring of the reception is Yorkshire stone flags.
- The ground floor bedroom is directly accessible from the reception.
- The dining room is also directly accessible from the reception.
- There is a small reception desk.
- Guests are shown facilities of the accommodation and guided to their rooms.

## **Public Areas - General (Internal)**

- The reception hall, stairs, landing and dining room are all wooden floors.
- The accommodation has 2 floors, the upper floor reached by a wooden and carpeted open staircase with 14 steps. There is a handrail to the staircase. The staircase is 96cm wide.
- The door into the dining room is approx 75cm wide.
- All bedrooms have their own WC ensuite. There is one wc for public use off the dining room. This is quite compact and would not suit wheelchair users.

## **Public Areas - WC**

- One W.C. off the dining room.

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

- Breakfast is served in the ground floor dining room.
- Furniture is flexible and can be moved upon request.
- The tables are rectangular and have under space of approx 63cm by 40cm.
- Chairs can be moved to accommodate.
- A menu is provided on each table. Large print menu available on request.

- Breakfast is served by buffet/ waitress. Full waitress service is available.
- Special dietary requirements can be catered for by prior arrangement.
- The accommodation has a no smoking policy throughout the premises.

### **Laundry**

- There are no laundry facilities.

### **Shop**

- There is no shop on site or in the village of Linton.
- There are a selection of shops in Grassington approx 1 mile away that provide general groceries, pharmacy, bakers, butchers, newsagents, Barclays bank and cash point and various gift shops and tea rooms. There are also a number of pubs that also offer dining, including one in Linton village. [www.fontaineinn.co.uk](http://www.fontaineinn.co.uk)

### **Treatment room/s**

- Not available.

### **Leisure Facilities**

- Not Available

### **Outdoor Facilities**

- There is a large patio area directly outside the front door to the accommodation.
- This is a flagged area with planters and seating.
- The accommodation is directly adjacent to the farm; however, the farm vehicles use a separate entrance.

### **Conference & Meeting Rooms**

- We are intending to develop the use of our existing facilities for small conferences and meetings. Please contact us for further details.

### **Bedrooms**

- 4 bedrooms are located on the first floor and 1 bedroom is on the ground floor, directly accessed from the reception hall.
- The ground floor bedroom is suitable for wheelchair users.
- All bedrooms have a well-stocked hospitality tray, including wine glasses and corkscrew so that guests may provide their own drinks.
- All bedrooms have one chair or more.
- All bedrooms have remote control flat screen TV's and DVD players.
- All bedrooms have radios.
- All bedrooms have wooden floors.
- All bedrooms are ensuite with either shower cubicle or bath. See bedroom details.
- All rooms have wireless internet access.
- All bedrooms have hypoallergenic duvets and pillows.
- The bedding in all rooms is 100% cotton.
- All bedrooms have bathrobes.
- All bathrooms have complimentary toiletries.

### **Details by bedroom:**

#### **Bedroom 1:**

- Doorway is approx 75cm wide.
- The bedroom contains a kingsize bed, two bedside cabinets, wardrobe, dressing table and chair. In addition to the TV and DVD there is also a CD player. There are rugs by both sides of the beds and in the centre of the room. The sitting area has two easy chairs and a flat screen TV.
- There are 11 carpeted steps up to the landing leading into the bathroom on a mezzanine level. It has a large walk-in shower, washbasin, wc and a seat.

#### **Bedroom 2:**

- The doorway to this room is approx 75cm wide.
- This room has a double bed, bedside cabinets, wardrobe, full length mirror with two drawers and a chair. There is a bedside rug. In addition to the TV and DVD there is a CD player. There are 12 carpeted steps up to landing leading into the bathroom on the mezzanine level.. The bathroom has a shower, handbasin and wc.

#### **Bedroom 3:**

- The doorway to this room is approx 75cm wide. The room has a double bed, bedside cabinets, a wardrobe, chest of doors and a chair. There is a bedside rug. There is a TV, DVD and radio. The ensuite facilities are on the same level and consist of a walk in corner shower, washbasin and WC.

**Bedroom 4:**

- The entrance to this bedroom is approx 75cm wide. There is a double bed, bedside cabinets, wardrobe and chest of drawers and a bedside rug. There is a TV,DVD and radio. There are 6 carpeted steps leading directly into the bathroom on the mezzanine level. The bathroom has a sloped roof to one side with velux window. It consists of a free standing, modern roll top bath, handbasin, WC and a chair.

**Bedroom 5:**

- This bedroom is situated on the ground floor and has an entrance approx 75cm wide. The room contains a double bed, bedside cabinets, a wardrobe with drawers and occasional table.. There is a large, high backed, easy chair. There are rugs to either side of the bed and in the central area of the room. The entrance to the wet room is directly off the bedroom and is approx 71cm wide. The wetroom is tiled and consists of a shower, handbasin and WC. The overall size of this is approx 2.5m by 1.5 metres.

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

- All bathrooms are ensuite as described above.
- All have ceramic tile flooring.

**Self-Catering Kitchen**

- Not available.

**Grounds and Gardens**

- There is a large Yorkshire stone flagged patio area directly outside. There are wooden tables and chairs for guest use.
- Additional Information
- This property has had a full fire risk assessment and all evacuation procedures are clearly documented. Escape routes are clearly indicated. Each room has a smoke detector. In the event of a fire, the alarm will be raised by a loud bell and emergency lighting will come on. Staff are fully trained in dealing with such an emergency and the fire alarm system is tested on a weekly basis.
- Staff have successfully attended Food Hygiene, Health and Safety and First Aid courses.
- Bringing your pet to Linton Laithe: Please contact us for details
- This is a no smoking establishment.
- We can accept small items of food and medication for storage in our fridge by arrangement.
- Mobile phone reception: Vodaphone and O2 are good signals, Orange is rather weak and patchy
- Guests can use Linton Laithe landline phone on request.
- Linton Laithe is part of a working farm and as such, we request that guests stay within the footpaths and driveways that are clearly indicated for guest and/or public use.

**Contact Information****Address:**

Linton Laithe Bed and Breakfast  
The Grange Farm  
Linton-in-Craven  
Skipton  
North Yorkshire  
BD23 5HH

Telephone: 01756 753209  
Email: [stay@lintonlaithe.co.uk](mailto:stay@lintonlaithe.co.uk)  
Website: [www.lintonlaithe.co.uk](http://www.lintonlaithe.co.uk)  
Emergency number: 07921 295 872

We welcome your feedback to help us continuously improve if you have any comments please phone 01756 753209 or email [stay@lintonlaithe.co.uk](mailto:stay@lintonlaithe.co.uk)

Created on: 6/27/2008