

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 our guests/visitors.

Access Statement for Broomshaw Hill Farm Bed & Breakfast, Willia Road, Haltwhistle, Northumberland, NE49 9NP.

Introduction

Broomshaw is located on the northerly side of the town of Haltwhistle. We offer two guest rooms; one twin room and one double, both en suite. Occasionally a second en suite double room is available.

The original part of the house dates from the 1800s but was extended in 1979. We have undertaken some modernisation in recent months. Whilst we aim to meet the needs of our guests, there are some period features of the house which might make access difficult for people with limited mobility.

We are located within a 15 minute walk of Haltwhistle town centre and 20 minutes from the Military road, which gives access to Hadrian's Wall, the path and cycleway. Two footpaths converge within ten metres of the property. The River South Tyne and the Pennines AONB are close by, and the historic towns of Hexham, Carlisle, Corbridge and Newcastle, and the Lake District are all within easy reach.

We look forward to welcoming you.

If you have any queries or require any assistance please phone 01434 321775/07787253891 or email broomshaw@hotmail.co.uk

Pre-Arrival

We are located on the northerly edge of the town of Haltwhistle. For full details and maps of how to reach us please see the Location & Contact section of our website. Alternatively, you can plan your journey by car or public transport using a range of journey planning websites:

- [AA route planner](#) (for car journey planning)
- [Cyclestreets](#) (for cycle journey planning)
- [Google maps](#) (for public transport and car journey planning)
- [National Rail enquiries](#) (for train journey planning)
- [Ordnance Survey](#) (maps)
- [RAC route planner](#) (for car journey planning)
- [Royal Mail](#) (find a postcode or address)
- [Traveline](#) (for public transport)
- [walkit.com](#) (for planning walks)
- jplanner.travelinenortheast.info/nexus

These provide information such as:

- national journey planners for public transport, car and cycle
- rail and coach fares information

- maps of routes, areas and interchanges

Simply enter your post code and ours - this is NE49 9NP - to get directions.

The nearest shops are approximately 1 mile away in Haltwhistle. There is ample free parking.

The 85 685 X85 Arriva buses run between Carlisle and Newcastle, stopping at designated stops in Haltwhistle. GoNorthEsat run the 185 to and from Gilsland, including Birdoswald Fort and during the summer there is the AD122 Hadrian's Wall bus. There is also a Dial a ride service with ADAPT (see below). The Traveline website shows all public transport for the country divided into regions.

ADAPT (North East) – has operated a successful community transport scheme for many years. It was developed for use by people who are disadvantaged or isolated through disability or location in a rural community. Ring 01434 600599 to join (costs about £2 but fares are subsidised) or get a timetable or www.adapt-ne.org.uk/transport T: 01434 600599

Rail Links – the Tyne Valley line runs between Carlisle and Newcastle, timetables change at least twice a year and trains are very busy on football match days and for special events. The line operates about an hourly service to and from Haltwhistle; the station is about 1.5 miles from Broomshaw. Taxis are not available at Haltwhistle station but we can book one for you in advance if required or we can pick you up if circumstances allow.

Newcastle airport is 40 minutes by car.

We regret that we are unable to accommodate guests' pets but do of course welcome assistance dogs. By prior arrangement and in special circumstances, a well behaved dog can be accommodated in the outbuildings, but not in the house. Please contact us to discuss.

The front door is always locked so please use the door knocker or door bell to draw attention to your arrival.

Our website – www.broomshaw.co.uk – has further details and information you may wish to investigate before your arrival.

Car Parking and Arrival

Onsite parking is available on the gravel drive.

Access to our property is gained from the gravel drive or from the flagged pavement which runs from the wicket gate and road up a steep slope to the house.

The gravel area is well lit at night by a motion sensor.

There are three entry steps from the drive of 100-120mm (4-5 inches) and from there a further step of 100mm through the front door to the reception hall. The front door is 790mm (31ins) wide. This gives access to the reception hall.

Welcome Area

Guests are welcomed in the hallway, which is level throughout, where they are asked to register.

The hallway acts as the guest lounge with two armchairs and one settee. Alternative more upright seating is available if required. There is a wealth of information provided for guests to learn more about the local area.

The area is well lit with overhead lighting and a table lamp.

Guests are shown the dining room and their bedroom.

Assistance can be given with luggage.

Bedrooms

Our guest rooms are accessed by means of stairs with fourteen 200mm (8ins) dark stained wooden steps, 760mm wide (30ins). There is a hand rail on one side.

Bedrooms are either end of a long corridor, and bedroom 1 has two steps, each of 130mm (5ins) to access it from the landing. There is a light to ease access.

Our beds are normally made up with duvets but sheets and blankets can be provided if preferred. Our standard pillows are synthetic and non-allergenic. We provide bedside tables and lamps, a wardrobe, plus a chest of drawers/dressing table in each room. From autumn to early summer electric blankets are provided. The beds do not have foot boards.

Each room also has a flat screen free sat digital TV/DVD with subtitles available and a remote control plus a hairdryer, torch, kettle and hospitality tray.

Bedroom 1 has two 4' single beds, 610mm (24ins) high, with access from both sides and has an en suite shower room.

Bedroom 2 has a standard 4'6" double bed 500mm (20ins) high with access from both sides and has an en suite shower room.

Bedroom 3 has a standard 4'6" double bed 500mm (20ins) high with access from both sides and has an en suite shower room.

Shower-rooms & Toilets (Ensuite)

The en-suite to bedroom 1 is accessed via a 740mm (29ins) wide, step free/level entry doorway from the bedroom.

It has a corner shower cubicle with double opening sliding doors giving a 530mm (21ins) entry gap and a step of 170mm (7ins). The shower head is removable. The toilet is 410mm (16ins) in height.

The en-suite to bedroom 2 is accessed via a 660mm (26ins) wide, step free/level entry doorway from the bedroom.

The rectangular shower cubicle is accessed via 580mm (23ins) wide with single left hand opening door and a 170mm (7ins) step. The shower head is removable. The toilet is 410mm (16ins) high.

The en-suite to bedroom 3 is accessed via a 760mm (30ins) wide, step free/level entry doorway from the bedroom.

The rectangular shower cubicle is accessed via 480mm (19ins) wide with single left hand opening and a 400mm (1ins) step. The shower head is removable. The toilet is 410mm (16ins) high.

Public Areas - Halls, Stairs, Landings, Corridors

All public areas, hall, stairs, and landings are well lit using a combination of ceiling and table-lamps.

The hallway is oak flooring with a rug in one corner on which are settees and armchairs for visitors to use.

There are three stone steps ranging from 200mm (8ins) to 20mm down to the guest dining room.

There is a flight of fourteen up to 200mm (8ins) stepped stairs, broken halfway in a dog leg to the guest bedrooms. The stairs are wooden and not carpeted. There is a hand rail.

The house is fully centrally heated throughout but temperatures can be adjusted in each room to suit individual requirements.

There are automatic audible smoke alarms in the hall, and landing areas.

Public Toilet

There is a small unisex downstairs toilet, which is available to guests during the day/evening.

The toilet is located off the hallway and is accessed via a 740mm (29ins) wide door and a 20mm lip. The toilet is 430mm (17ins) high. There is no room either side of the toilet. There is a small wash basin.

Dining Room

The breakfast/dining room is situated off the hallway on the ground floor and the entrance is 800mm (31.5ins) wide and has three stone steps down into it ranging from 200mm (8ins) to 30mm (1.5ins). It is fully carpeted with large windows allowing plenty of natural light supplemented by wall lights. There is no central light.

There is an electric radiator to supplement the central heating if required.

There is seating for 6 people at a solid walnut table with coordinating chairs.

There is an oak cabinet and buffet table where guests can help themselves to cereal, fruits, yoghurts, juices and toast.

Assistance can be provided on request.

Garden

For guests we have a garden, with a garden bench, close to the entrance which guests may use as a designated smoking area, as smoking is not permitted in the house or outbuildings. An ash tray can be provided on request. Smoking is only permitted on the gravel area in the vicinity of the parking area.

Additional Information

The house and its rooms are no smoking areas. No smoking is allowed in any of the rooms. Smoking is only allowed in the designated areas mentioned above. We ask guests to follow this policy.

There are 'In Case of Fire' instructions posted in the guest information folders. All ground floor doors are available to aid evacuation in case of emergency.

There is an information folder for each of the bedrooms with maps giving information on NHS facilities, local restaurants/pubs, travel, entertainment and local leisure facilities.

We also have a selection of menus from local restaurants for guests' perusal.

We have storage/drying facilities for fishermen, golfers, cyclists, and walker's equipment.

Laundry facilities can be made available on request.

We are happy to cater for special diets or particular likes or dislikes. Please advise us before your arrival.

We can refrigerate prescription medication and additionally store any perishable food in our fridge for a limited period.

Mobile phone reception varies with service provider. Vodafone is good, Orange is poor.

Contact Information

Address (Inc postcode): Broomshaw Hill Farm, Willia Road, Haltwhistle, Northumberland, NE49 9NP

Telephone: 01434 321775/07787 253891

Email: broomshaw@hotmail.co.uk

Website: www.broomshaw.co.uk

Hours of Operation: Normal arrival time after 4pm, departure by 10am following day but flexible within reason.

Local Taxis: Diamond private Hire – 07597 641222
Sprouls Taxis – 01434 321064; mobile – 0771 2321064
Advanced Taxis – 01434 606565

Local Public Transport: www.gonortheast.co.uk 0191 420 5050

Rail Enquiries: 08457 484950

Tourist Information: 01434 322002

And finally

We welcome your feedback to help us continuously improve our services. If you have any comments, please phone 01434 321775 or e mail broomshaw@hotmail.co.uk