



BREEDON HALL

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 Breedon Hall Ltd Ltd

Introduction

Breedon Hall Ltd is situated in the village of Breedon on the Hill. It is a manor house rather than a proper hall, as the original village hall was demolished over 150 years ago

We offer 5 bedrooms, all en-suite. 2 of the bedrooms are located on the first floor & two are on the second floor. None of our bedrooms are suitable for disabled patrons as several flights of stairs have to be mounted in order to gain access.

Wherever possible we provide locally sourced ingredients for our breakfasts and can offer if requested in advance, gluten free and vegetarian options or other dietary requirements one may have. Our wish is that your stay should be as you would hope it to be.

Breedon Hall is a non-smoking, establishment, however a designated smoking area is provided away from the main building underneath the Acacia tree.

Pre-Arrival

- We are situated in Breedon village centre, opposite the Three Horseshoes pub on Main St. We are particularly well located nationally, being in the middle of the Midlands, with easy proximity to seven cities: Derby, Nottingham, Leicester, Coventry, Birmingham, Wolverhampton, and Stoke on Trent. Smaller towns are also within an hours drive: Ashby de la Zouch, Burton on Trent, Loughborough, Coalville, Tamworth, Lichfield, Stafford, Ashbourne, Mansfield, Newark and Grantham.
- If you are running late or a little lost, please telephone us on 01332 864935.
- On arrival there is a bell that rings around the property but we may be in the garden or out with the dogs, so just peep your horn if no one appears within 5 minutes.

Car Parking and Arrival

- There is ample parking adjacent to the hall, which is lit by motion sensor lights and is tarmac'd. We suggest you leave your luggage in the car (if not in a taxi) so that we can welcome you, oriente you to where your room is and if necessary help you in with your luggage.

- We endeavor to make checking-in as painless as possible - first thing is to give you your key and show you to your room so you can relax and freshen-up.
- Once in your bedrooms you will be informed of all the rooms facilities and how everything works as well as what to do in the event of fire (there are written instructions in each room).
- A guest “bible” listing where everything is, what is on offer and what to do in an emergency is available in each room and on request a large type edition can be provided for visually impaired guests.

Bedrooms

- All our bedrooms are individual. The two largest, *Quorn & Meynell*, have King sized double beds, as does the next largest room, *Belvoir*. The *Atherstone* room has a Standard sized double bed (4'6") and can only be regarded as an occasional double as the room is 'compact', and its next door neighbour, *Fernie*, has two generous single beds within.
- A tea tray and a kettle are provided along with tap water for drinking all of which are refreshed daily. A mini fridge in the wainscot cupboard in the entrance hall, marked 'Guest Milk' holds fresh milk to take upto your room.
- We will ask you if you would like to make-up your room daily, but clean sheets will only be replaced at the end of your stay unless you are staying for over a week, in which case they will be replaced automatically.
- Our smart flat screen TVs have have standard terrestrial signals only as we find most people use our wifi to stream content on their own devices.
- The room is centrally heated between the months of October and April (dependent on conditions) and has additional electrical heating if required. There is also a cold air fan for the hotter times of the year.

Bathrooms, Shower-rooms & Toilets (Ensuite or Shared)

- All our rooms are ensuite with either a bath (with a shower telephone handle in the Quorn), or walk in shower. The Belvoir has a shower over the bath. All have extractor fans.
- Big bath size and hand towels are provided. We will not change them unless specifically asked to so to try and save power and water.
- There are two towelling bath robes provided for your stay.
- A hair drier is provided in the room.

Public Areas - Halls, Stairs, Landings, Corridors

- There is no smoking in any part of the hall.
- The front hall has a marble floor with a rug over, the main reception rooms being polished wood with rugs over.
- There is only one main staircase in the hall which has XX steps upto the first floor bedrooms, followed by a further XX steps upto the second floor bedrooms.
- There are motion-detector ceiling lighting in the following areas: i) the top floor passage, ii) the downstairs WC available to guests. There are also automated switches to illuminate some of the indoor public areas: a) the front entrance hall, b) the drawing room, c) the service passage on the ground floor.

Public Areas - Lounge

- The guest drawing room is solely for guests' use. It is furnished with sofas and armchairs, complimentary use of magazines and books to read.
- There is an honesty bar located here where you can enjoy a full range of drinks including wines, beers. All mixers, soft drinks and the usual accessories are available - you will find a record sheet and just simply write what drinks you have had and this will be added to your bill at the end of your stay.

Public Toilet

- All bedrooms have their own en-suite bathrooms.
- We have a WC located on the ground floor - request to use.

Dining Room

- There is a large 12 seater main dining table for guests when we are full; otherwise we serve breakfast in the main kitchen.
- A long sideboard will have our traditional home made granolas, fruit and yoghurt on a help-yourself basis, together with fruit juices and teas/coffees.
- All other breakfast items are made to order and served to your table.

Garden

- Croquet is available in the garden on request.
- In our Curzon House loft reside a Table-tennis table, dartsboard.
- We have a secure store to lock ones bicycles up. We can also arrange e-Bike tours on request.
- In another building in the village, we can arrange meeting room space, AV aids and other office facilities.

Additional Information

- The fire assembly point is at the front of the house under the central Acacia tree and routes to this rendezvous are mapped in each room for emergencies.
- We will endeavor to assist those with mobility issues as a priority.

Contact Information

Address (Inc postcode): Breedon Hall, Breedon on the Hill, Derby, Leics. DE73 8AN.

Local Taxis: Village Cars: 01332 706020
Local Taxis: 01332 707070
Arrow Cars (airport): 01332 814000

Local Public Transport: There is no bus service serving us anymore. We are a rural location, although only 3.5 miles from the nearest town (Melbourne/Ashby de la Zouch). There are taxis available but these need early booking.