



Access Statement

Introduction

Kilham Hall is a country house offering 3 bedrooms of boutique bed and breakfast accommodation. The property is a renovated Hall situated on the outskirts of Kilham, a rural Wolds village some 5 miles from Driffield and 8 miles east of the Yorkshire coastal town of Bridlington.

Kilham Hall was constructed in the Victorian era and is approximately 180 years old and has been renovated in keeping with its period and setting and this in its self has implications for accessibility.

We try and cater for as many individual needs as possible but the age, style and position of the property do lead to restrictions as outlined in our summary.

We are happy to help where possible to enable as wide a clientele as possible to enjoy a stay at one of the countries top rated properties. If you need assistance due to any health issues, allergies or impairments this can be provided. To discuss individual situations please contact Joanne or David on 01262 420466.

Access to main House

There is plenty of parking available, surfaced with gravel immediately in front of the house with ample of room for getting out of and into a car.

There are 3 steps from the driveway to the main house at 7 ". These steps vary in depth from 18" to 41" and are plenty wide enough for 2 people to walk up the steps at the same time. Finally there is 1 step 6" into the wide carpeted hall. The front door is 42" wide. The hall way is 9ft wide.

We are happy to assist guests with luggage and provide physical support and guidance if required.

Guest Registration

Guest registration takes place in the comfortable surroundings of the drawing room whilst enjoying tea/scones and thus elevates any problems for those who are unable to stand for long periods.

Drawing Room

The Drawing room is located on the ground floor as is for the convenience of our guests.

Access to the Drawing room is via the hall and level

The door from the Hall into the Drawing room measures 37" wide

The walls are painted in beige with white woodwork

The chairs are of varying heights however we will gladly provide a higher and more upright chair if required

Heating via a thermostatically controlled radiators and an open fire, tended to by us for your convenience !

Dining Room

The dining room is located on the ground floor.

Access to the Dining room is via the hall and level

The door from the Hall into the Drawing room measures 33" wide

The walls are painted beige with white woodwork

Heating via a thermostatically controlled radiators

Our breakfast and dinner menu can be provided in large clear print (Arial 16) and/or described verbally

A variety of dietary requirement can be catered for with advanced notification

Specific awareness of diabetic requirements

Fridge space is offered for medications/insulin/special foods etc

Cloakroom

Access to the down stairs cloakroom is via the dining room and level
Standard toilet
Standard washbasin

Conservatory/Quiet Room

Access to the conservatory, a designated quiet room is via the Dining Room
There is 1 step this being 5" and 6'6" wide

Garden

Access to the garden through the rear door has 2 small steps both at 2 1/2 "The door is 36" wide
Access to the garden through the conservatory has 1 step at 9" and then the patio has 1 step at 7"
The conservatory door is 48" wide.

The large garden is level with the occasional small step.

Access to the Guest Accommodation and bedrooms from the hall

Access to the bedrooms from the hall is via the flight of stairs with a sturdy wooden banister on the right hand side.

The walls in the hall are painted grey with contrasting white woodwork.

Initially 13 steps lead up to a large return landing, 6 further steps lead to the large main landing where the bedrooms are located . All the steps are steps are 6" high, 45" wide and 10" deep and wide enough for 2 people.

Fairfax Four Poster bedroom with en-suite bathroom

The door from landing to the bedroom is 35" wide

The walls are painted in a beige with white woodwork

There are two bedside tables with bedside lights.

The bed is extra wide at 5" 6" and 21" high

A Torch is available in bedside cabinet should this be required

Heating via a thermostatically controlled radiator

An LCD Digital colour TV is installed with FreeView

A remote control for use from anywhere in the room

TeleText & Sub titles

DVD and CD Player available for music or talking books

Earphone plug (you will need to bring your own earphone)

Output for *Loop Hearing System* (you will need to bring your own *Loop Hearing system*)

Vibrating alarm clock available on request

Four Poster En-Suite Shower Room

There are 3 steps down to the shower room, 6" high and 10" deep with a sturdy handrail to the right

The door from the bedroom is 29 wide

The walls are painted beige with white woodwork

The bathroom is equipped as follows:

Large walk in Shower with tray measuring 30" by 67" and non slip mat

Standard toilet

The washbasin is toughened glass with plenty of storage

Heated towel rail

Underfloor heating

Standard light switch with automatic extractor fan

Contrasting towels available on request

Harewood bedroom with en-suite bathroom

The door from landing to the bedroom is 35" wide

The walls are painted in a beige with white woodwork

There are two bedside tables with bedside lights.

The bed is kingsize at 5" and 24" high

A Torch is available in bedside cabinet draw should this be required
Heating via a thermostatically controlled radiator.
An LCD Digital colour TV is installed with FreeView
A remote control for use from anywhere in the room
TeleText & Sub titles
DVD and CD Player available for music or talking books
Earphone plug (you will need to bring your own earphone)
Output for *Loop Hearing System* (you will need to bring your own *Loop Hearing system*)
Vibrating alarm clock available on request

Harewood en-suite bathroom with shower

The door from the bedroom is 33" wide and sides away
The walls are white with white woodwork
The bathroom is equipped as follows:
Quadrant shower with tray measuring 36" x 36" easy glide doors
Large freestanding contemporary bath with tall sides
Standard toilet
Standard washbasin
Heated towel rail
Underfloor heating
Standard light switch with automatic extractor fan
Contrasting coloured towels are available on request

Sledmere Suite

The Sledmere suite has a spiral staircase accessing the first floor and therefore is unsuitable for anybody with walking difficulties.

The walls are painted in a beige with white woodwork
There are two bedside tables with bedside lights.
The bed is kingsize at 5" and 24" high
A Torch is available in bedside cabinet draw should this be required
Heating via a thermostatically controlled radiator.
An LCD Digital colour TV is installed with FreeView
A remote control for use from anywhere in the room
TeleText & Sub titles
DVD and CD Player available for music or talking books
Earphone plug (you will need to bring your own earphone)
Output for *Loop Hearing System* (you will need to bring your own *Loop Hearing system*)
Vibrating alarm clock available on request

Sledmere en-suite bathroom with shower

The walls are beige with white woodwork
The bathroom is equipped as follows:
Quadrant shower with tray measuring 36" x 36" easy glide doors
Standard toilet
Standard washbasin
Heated towel rail
Underfloor heating
Standard light switch with automatic extractor fan
Contrasting coloured towels are available on request