**CHILTON FARMYARD BED & BREAKFAST**

ACCESSIBILITY STATEMENT

This access statement does not contain personal opinions as to the suitability for those with access needs, but aims to accurately describe the facilities and services that we offer our visitors.

INTRODUCTION

Chilton Farmyard B & B is a group of renovated traditional farm buildings surrounding a central yard, the project was completed in the autumn of 2020. As with the nature of these buildings and the layout of the sloping yard some access features may be considered difficult for people with limited mobility. If there are any specific requests or queries regarding accessibility then please ask us and will offer any assistance and we will do our best to help to make your stay as comfortable as possible.

Chilton Farm is situated in the Alkham Valley, 3 miles east of the village of Alkham and half mile west of Temple Ewell. Access to the farm is via a private hardcore drive off the Alkham Valley road. (signage is apparent at the entrance) The port of Dover is approx 5 miles away. The location offers convenient access to both the A20/M20 and the A2. The mainline rail station at Kearnsey is approx 1 mile from the farm with Dover Priory station 5 miles away. A regular Stagecoach bus service runs from Folkestone to Dover through the Alkham Valley with a stop half a mile from the farm.

ARRIVALS

There is a designated parking area serving the B & B with a ramped access to the central yard.

ACCESS TO CHILTON FARMYARD B&B

A path runs around the central yard, with some gentle gradients. Unit 2 (the Calf shed) has a level access running from the path to its terraced area with a 100mm step into the room. Units 3 and 4 (the Byre and Dairy) both have a number of steps to access the terraces and into the rooms. Access to the Breakfast terrace is via double steps or via a ramped route., there is a 150mm step up into the Breakfast room (the Albion Room). Check ins and registrations will be made in the Albion room.

ACCOMMODATION

Chilton Farm Yard B & B comprises of 3 stand-alone accommodation units sleeping up to 2,4 or 5 respectively. All have en suite bathroom facilities with under-floor heating, electric radiators in the bedroom and living areas. Flat screen televisions, tea and coffee making facilities are in all the units. 13 amp sockets some with USB sockets are many through all units and WiFi is available throughout.

Bed linen and towels are provided, extra pillows and covers are available on request. Both pillows and duvets are filled with Hypo-allergenic fibres and mattresses and pillows all have protective coverings.

A travel cot and dog beds are also available on request.

There is a folder in each room containing information on Chilton Farmyard B & B, local tourist attractions and information, and reviews on local places to eat.

Laundry facilities are available (for an extra charge)

A microwave is available in the Albion room for guests to use.

The Dairy

Entry is from the central yard pathway, up 3 steps onto its own terrace and a further step takes you into the unit, (door width 0.83m)

Sleeps a maximum of 2 guests

Bathroom dimensions 2.45m x 1.6m with bath, toilet and basin, heated towel rail, lit mirror and shaving point accessed off sleeping/living area.

Sleeping/living area measures 3.5m x 5.2m with a double King size bed (1.5 x2.1 x height 0.7m) ,2 tub chairs with low table, side board/drawer unit, hooks for clothes hanging and mirror are in a small corridor off this room.

The Calf shed

Entry is from the central yard pathway with level access from the path to the terrace, there is a step of 100mm from the paved terrace into the unit (door width 0.83m),

Sleeps a maximum of 4 guests

Bathroom dimensions 2.3m x 2.75m with corner shower 1.00m x 0.80m with a 0.18m step up. Toilet, basin, heated towel rail, mirror with light and shaving point, access is via a corridor off sleeping/living area.

Sleeping/area measures 3.85m x 5.30m with a double bed (1.9m x 1.30m) and a bunk bed,(0.58 between bunks) there are 3 bed side cabinets, a double sofa and 2 single chairs. Hooks for hanging clothes etc are in the corridor off from this area.

The Byre

Entry to the Byre is from the central yard pathway, up a set of double steps onto the terrace and a further step up into the accommodation (door width 0.83m). The terrace is on split levels with a step adjoining the 2 areas.

Sleeps a maximum of 5 guests

Bathroom in this unit is between the living and sleeping areas and accessed via the adjoining lobby area, dimensions 2.00m x 2.10m with corner shower 1.00m x 0.80m with a 0.18m step up. Toilet, basin, heated towel rail, mirror with light and shaving point.

The sleeping area 3.20m x 3.80m has 2 large bunk beds (0.72m between bunks) with bed side cabinets and a cabin bed with storage cupboards beneath.

The living area 3.2m x 3.80m has a 3 seat and 2 seat sofas with low table between

The lobby area 1.80m 2.90m has a low under window bench seat incorporating storage baskets, and hooks for hanging clothes etc.

The Albion Room

The Albion (breakfast room) is accessed from the central pathways via a step or ramp onto the terrace with a further 100mm step into the building, (7.00m x11.00m) in which are 3 large dining tables and chairs. This room is available to be hired separately from the guest accommodation. A purpose built kitchen serves this room.