

## **Access statement for Castle Vale House B&B Berwick-upon-Tweed**

We aim to cater for the needs of all visitors to our Bed and Breakfast. The following statement is a summary of our provision. If you have any specific questions please call us and we will endeavour to help.

### **Pre-Arrival**

- We are approx 1 mile from the A1 north or south
- The main train station is 100 yards away
- Local buses stop at or outside the train station
- Local taxis park outside the station.
- We have a website, [www.castlevalebandb.co.uk](http://www.castlevalebandb.co.uk)
- You can contact us by phone, text or email.

### **Arrival & Car Parking Facilities**

- By car follow directions to the Railway Station
- Our driveway runs immediately to the left of the station driveway
- Take the driveway down a 100 yard slope to the house
- There are no marked parking bays but ample room for all cars
- The surface is level, flat and tarmacked
- We can assist guests with luggage
- The town centre is 10 minutes walk from the B&B.

### **Main Entrance & Reception**

- The front step has one step 17cm high
- The hallway is 82cms wide increasing to 140cms
- There is seating in the hallway
- The hall has a fitted short pile carpet.

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

- The passages to the rooms are min 82cms and wider in places
- The staircase is 90cms wide and the treads on the 16 stairs are 15cms deep
- There are fitted carpets throughout
- The breakfast room is on the ground floor.

### **Public Areas – WC**

- Bedrooms are ensuite but there is no public WC available.

### **Breakfast Room**

- Breakfast is served in the ground floor dining room. There are no

steps

- Furniture is flexible and can be moved on request
- Tables have under-space of 67cm high by 135cm wide and height of 75cms
- There are dining chairs both with and without arms.

## **Bedrooms**

There are five bedrooms, all on the first floor (16 stairs: 12 and 4)

### **First floor bedroom 1** (very large room)

- Door width 84cms, height 202cms
- Double divan bed, height 59cms
- At least 120cms routes within the bedroom, ample access to either side of bed
- Furniture is moveable on request
- Ensuite shower room
- Flat screen TV with remote control and DVD function
- Dressing table and chair without arms
- Two arm chairs provided, seat height 39cms
- Fire exit through one window (2 steps each 41cms) leads down iron external stairs to garden lawn
- Fitted short pile carpet
- Hot drinks tray.

### **Bedroom 1 Ensuite**

- Door width 74cms, inward opening
- Free floor space clear of door is 94cm x 110cm
- Shower cubicle has a step 14cm high. There is no grab rail in shower
- Wash basin is on a pedestal and is 81cm high
- Toilet has left side transfer and is 41cm high
- Tiled flooring.
- 

### **First Floor Bedroom 2** (very large room)

- Door width 78cm
- 2 zip-and-link divan beds to provide twin or king-size beds
- Beds are 59cm high
- Approx 80cm between the wall and each side of the bed (the bed does move so 160cm total space available depending on bed arrangement)
- Blanket trunk at the end of the bed
- Ensuite shower room
- Flat screen TV with remote control and DVD function
- 2 arm chairs provided, height 41cms

- Fitted short pile carpet
- Hot drinks tray.

### **Bedroom 2 Ensuite**

- Door width 74cms, inward opening
- Free floor space clear of door is 65cm x 160cm
- Shower cubicle has a step 14cm high. There is a grab rail which runs to the left and under the controls
- Wash basin is on a pedestal and is 86cm high
- Toilet has right side transfer and is 46cm high
- Opening window
- Linoleum flooring.

### **First floor bedroom 3 (very large room)**

- Door width 78cms, height 202cms
- Kingsize bed, 168x196cms, sprung mattress on wooden frame, space under
- Bed height 60cms
- At least 120cm routes within the bedroom, ample access to either side of bed
- Ensuite shower room
- Flat screen TV with remote control and DVD function
- 2 armchairs provided, height 40cms
- Fitted short pile carpet
- Hot drinks tray.
- 

### **Bedroom 3 ensuite**

- Door width 86cms, inward opening
- Free floor space clear of door is 135x105cms
- Shower cubicle has a step 11cms
- Shower cubicle measures 155x70cms
- There is no grab rail in the shower
- Wash basin is on a pedestal 77cms high
- Toilet has front transfer and is 42cms high
- Opening window
- Linoleum flooring.

### **First floor bedroom 4**

- Door width 74cm
- Double divan bed height 58cms
- Approx 110cm between the wall and each side of the bed
- 95cm free space around the bed

- Ensuite bathroom (bath with shower over)
- Flat screen TV with remote control and DVD function
- 2 arm chairs provided, height 41cms
- Fitted short pile carpet
- Hot drinks tray.
- 

#### **Bedroom 4 ensuite**

- Door width 64cms, inward opening
- Free floor space clear of door is 55cm x 170cm
- Bath is 55cms high and 170cms long
- Wash basin is on a pedestal. It is 86cm high
- Toilet has front transfer and is 42cm high
- Free floor space 75cm x 90cm
- Opening window
- Linoleum flooring

#### **First Floor Bedroom 5**

- Door width 84cm, inward opening
- Double divan bed height 57cms
- Approx 85cm between the wall and each side of the bed (the bed does move so 170cm total space available to one side)
- 300cm free space at the end of the bed to the dressing table
- Ensuite shower room
- Flat screen TV with remote control and DVD function
- 2 arm chairs, height 41cms, provided
- Fitted short pile carpet
- Hot drinks tray
- A fire door from the bedroom leads down an external iron staircase to the lawn below.

#### **Bedroom 5 Ensuite**

- Door width 74cms, inward opening
- Free floor space clear of door is 155cm x 165cm
- Shower cubicle has a step 14cm high. There is a grab rail which runs to the left and under the controls
- Wash basin is on a pedestal. It is 86cm high
- Toilet has right side transfer and is 46cm high
- 2 opening windows
- Linoleum flooring.

### **Grounds & Gardens**

- We have a large tarmacked courtyard area for parking
- Our driveway is 100 yards from the main road and is tarmacked and steep
- The beautiful lawned garden looks out over the river and during the summer there is a selection of chairs and tables outside
- Our property is adjacent to a local public park with ornamental gardens. Steep steps (90) lead down to the river. Various pathways from the gardens lead into town or to other walks. The paths include slopes, steps, some rails, and are often steep.

### **Additional Information**

- 2 fire escape stairways leading from the first floor
- Four doors on the ground floor leading outside (front, back, kitchen, utility)
- Fire notices on back of bedroom doors
- All windows are wide-opening for quick escape.

### **Contact Information**

Address: Castle Vale House, Railway Street, Berwick-upon-Tweed TD15 1NF

Telephone: 01289 303699

Text phone: 07780 614083

Email: [info@castlevalebandb.co.uk](mailto:info@castlevalebandb.co.uk)

Website: [www.castlevalebandb.co.uk](http://www.castlevalebandb.co.uk)

Booking in 3-6:30pm or by arrangement

Checking out by 10.30am

Luggage and cars may be left outside of these times.