

## **Dales Haven Guest House Access Statement**

The Dales Haven is located on the Market Place in the market town of Leyburn, North Yorkshire and has four guest rooms, on the first floor and are accessed by a staircase with banister. These rooms offer a mix of double, twin and family accommodation. All have en suite shower rooms.

The approach to the front of the house from the Market Place is level but from the rear is uphill and there are steps up from the carpark at the rear.

### **Pre-Arrival**

Travelling by car, we are 20 minutes from the A1 and we have a guest car park. Leyburn is not linked by train to the national network but it is possible to reach Leyburn by the bus network or by a mixture of bus and train, using Wensleydale Railway, which runs from Leeming Bar to Leyburn.

We have an assortment of shops, including small supermarkets and there is a market every Friday.

Bus stops are 20 yards away opposite the guest house.

The nearest railway station is the Wensleydale Railway Station about half a mile away, from where you can travel to Redmire or Leeming Bar. From Leeming Bar there is a bus service to Northallerton, North Yorkshire's county town, which has a main railway station.

Pets are not allowed, other than guide dogs.

We do not have documents in Braille or foreign languages.

Our website provides pictures of our accommodation and further information about the services we provide.

You can contact us by telephone or email. Please see the "Contact Information" below.

### **Arrival and Car Parking**

Guest rooms are available from 3pm. If you require an earlier check-in, please call in advance. If you expect to arrive after 6pm, please let us know.

There is a guest car park behind the house, from where there are steps up to the house. You may use either the front door or follow the steps up to the rear door.

We offer assistance with luggage.

### **Main Entrance**

The front door faces the Market Place. There are no steps. The door is usually locked, so please ring the bell.

### **Rear Entrance**

This door is approached by steps up from the carpark. It is usually open if we are at home, so please enter and ring the bell in reception.

**Public areas**

The house has a large hallway with access to both the front and rear of the house.

The hallway leads into a dining room.

From the hallway, there is a carpeted staircase with a banister. There are 13 steps to a half-landing and then a further five steps up to the first floor

We have four guest bedrooms on the first floor (please see section "Bedrooms" for more information).

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

**Dining Room**

The dining room is spacious and carpeted. The main feature is a picture window that provides views of distant hills.

**Bedrooms**

Bedrooms are on the first floor and are carpeted throughout.

The first floor rooms are spacious and are centrally heated.

There are en suite facilities in all rooms consisting of a shower, WC and wash basin.

Tea and coffee facilities and bottled water are provided.

Each room has a fridge, TV/DVD, CD/radio/alarm and hair dryer.

We provide towels and complimentary soap and shower gel.

Our beds are made with a mix of feather and synthetic duvets. Please ask if you prefer a synthetic duvet.

There are blankets in rooms for use during the winter and sheets for use during the summer.

All bedrooms have wardrobes, dressing tables and bedside cabinets, and at least one chair.

There is a folder in each bedroom which contains further information about the guest house.

**Bedroom 1**

Bedroom 1 is on the first floor accessed from the landing. This is a double room with a large en suite shower room. This room has a 4ft 6in double bed with access from both sides.

**Bedroom 2**

Bedroom 2 is on the first floor. This room has a medium sized shower room.

There is a 4ft 6in double bed with access from both sides, and a 3ft single bed with access from one side.

### **Bedroom 3**

Bedroom 3 is on the first floor. This room has a medium sized shower room. There is a 4ft 6in double bed with access from both sides, and a 3ft single bed with access from both sides.

### **Bedroom 4**

Bedroom 4 is on the first floor. This room has a compact en suite with shower and toilet and wash basin. There is a 4ft 6in double bed with access from both sides.

### **Outside**

We have a terrace to the rear with a decked area accessed by steps. Access to the terrace is down steps from the rear exit. From the terrace, there are gates onto the pavement and a gate providing access down three steps into the guest car park.

### **Additional Information**

There are fire extinguishers located in the hall and landing.

The guest house is protected with a modern fire alarm system, with smoke detectors in every room. Please let us know if you have a hearing impairment.

The fire exit is the front door.

For guests in Room 1, there is a fire exit from this bedroom.

It is against the law to smoke anywhere indoors.

Our breakfasts provide options suitable for vegetarians.

Mobile phone reception is generally okay in Leyburn.

### **Contact Information**

**Address:** The Dales Haven, Market Place, Leyburn, North Yorkshire, DL8 5BJ.

**Telephone:** 01969 623814. Calls are diverted to our mobile when we are out.

**E-mail address:** [info@leyburnbandb.co.uk](mailto:info@leyburnbandb.co.uk)

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

We are open all year but do take occasional days off.

**If you require further details or have any comments about the services we provide do not hesitate to contact us.**