



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 Piglets Boutique B&B Ltd**

### **Introduction**

Piglets Boutique B&B is situated in the village of Wimbish. it is an unusual building being a former Piggery some 45 years ago; it is also up-side down, so some bedrooms are on the ground floor.

We offer 5 bedrooms, all en-suite. 3 of the bedrooms are located on the ground floor & two are suitable for those with mobility issues with wider doors but limited room for the maneuvering of a wheelchair. These two rooms have easy access shower wet-rooms and we can provide a seat for the shower area. The toilets have comfort access heights. There is also flat access from our car park directly into the B&B and straight into these two bedrooms.

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.

Piglets is a non-smoking, establishment, however a designated smoking area is provided away from the main building outdoors on our French patio or indoors in our Havana Cabana gazebo.

### **Pre-Arrival**

- We are located 5 miles south east of the ancient market town of Saffron Walden and 3 miles north east of the small town of Thaxted, both in Essex. There are no buses in this rural location, although taxis can be arranged. Our nearest station is Audley End which is 7 miles to the west of us and is on the Cambridge to London line. Stansted Airport is approximately 10 miles to the south of us. Taxis will be able to find us by Sat-Nav using our post-code CB10 2XJ - please note that when using this post-code, Sat-Nav's tend to over shoot us by half a mile, so if you arrive at Wright's Yard, you need to come back on yourself by half a mile if coming from a westerly direction or continue on for another half mile if coming from the east.
- If you are running late or a little lost, please telephone us on 01799 599800, beware mobile signals are not terribly strong here, so call while you have a signal!
- 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 on site, which is lit by motion sensor lights and a resin gravel pathway to the front door. We suggest you leave your luggage in the car (if not in a taxi) so that we can assist you to your room in case it is at the far end of the house to save carrying your luggage back and forth.

- 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 beds are Super-King size but certain rooms can also be made into twins if requested in advance for a supplement. They also include an integral safe for your valuables (you can key in your own code or use your credit/debit card).
- An Espresso machine and a kettle are provided along with a fridge with daily fresh milk and filtered water for drinking all of which are refreshed daily.
- We will 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.
- We have pillows in soft and medium and 4 are provided on each super-king bed (2 each or twin beds).
- Our smart flat screen TVs have Netflix, Prime and Freeview.
- Air conditioning is provided which can also heat the room.

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

- All our rooms, except the two access friendly bedrooms, have combined power-shower-baths. The access friendly have a more open wet-room shower.

- Big bath size towels are provided. We will dry these daily but not change them unless specifically asked to so we can all do our bit to save water and power.
- There are two robes provided for your stay.
- A hair drier is provided in the room; be careful, it is a powerful one and a full length mirror wall is in each bathroom.
- LED motion sensor lights directed towards the floor, can be turned on to light your path to the bathroom, so as not to disturb your sleeping mate. Also the extractor fan in the bathroom can be turned off as well at night time.

### **Public Areas - Halls, Stairs, Landings, Corridors**

- Our floors are a combination of natural woods and rugs (these are secured by non-slip pads).
- There are 12 steps on our stairs up to the dining room which is next to our open plan kitchen.

### **Public Areas - Lounge**

- The guest drawing room is solely for guests' use. It is furnished with sofas and armchairs, complimentary use of a multi games table, magazines and books to read.
- There is an honesty bar located here where you can enjoy a full range of drinks including wines, beers and in particular our Gin Palace of special small batch craft gins. All mixers, soft drinks and the usual accessories are available plus an array of savouries to purchase, also through the honour system - you will find a record sheet hanging up in the bar with your room name on it and just simply write what drinks you have had and this will be added to your bill at the end of your stay.
- If not disturbing other guests, we have a large television and sitting room on the first floor in which guests who would like to view a movie or sporting event together rather than in their bedrooms, can use.

## **Public Toilet**

- All bedrooms have their own en-suite bathrooms.
- We have a toilet located near the bar

## **Dining Room**

- There is a large 8 seater main dining table for guests who don't mind mingling and 3 further tables of two across the room.
- A long pine table displays all our help-yourself breakfast items, from cereals, to yogurts, fruit's etc.
- All other breakfast items are made to order and served to your table.

## **Garden**

- The drawing room looks out onto our Mediterranean style patio, with Olive trees and palms, mixed with herbs and flowers. Mexican and Indonesian tiles add to the exotic feel and a fine brick built Italian pizza oven dominates the space. Plenty of wicker type chairs and café style seating abounds on the two level patio which is large enough for those wanting to bury themselves in a good book who would rather not mingle with other guests. The upper level of the patio can be accessed by the two access friendly rooms easily.
- To the east is a small lawned side-garden shielded by a copper beech hedge. Here you will find a hammock during summer on a raised dais.
- Croquet and Pétanque is available in the garden on request.
- In a Essex weather boarded hut reside a full-size Snooker and Table-tennis table, fossball and darts plus an internal room with our infra-red sauna.
- We have a secure store to lock ones bicycles up.
- In another hut, there is a small but well equipped gym for guests' use.

## **Additional Information**

- The fire assembly point is in the car park and routes to this rendezvous are mapped in each room for emergencies.
- We will endeavor to assist those with mobility issues as a priority.
- The two access friendly rooms are on the ground floor making evacuation easier.

## **Contact Information**

Address (Inc postcode): Piglets Boutique B&B Ltd, Top Road, Upper Green, Wimbish Village, Saffron Walden, Essex CB10 2XJ

Local Accessible Taxi: Saffron Walden Wheelchair Taxi Services, 10 Station Road Wendens Ambo, Saffron Walden, Essex CB11 4LB Tel: 01799 543 311

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 (Thaxted). There are taxis available but these need early booking.