

## **Access Statement for Hyde Mill Bed and Breakfast, East Hyde, Luton, Bedfordshire**

### **Introduction**

Hyde Mill is a former water mill and provides guest accommodation on a bed and breakfast basis, four rooms in the stable block and a fifth room in a separate annexe of the house (Millers Loft). The following is a summary of our provision. If you have any specific questions please feel free to contact us.

### **Pre-Arrival**

- The nearest train stations are Harpenden and Luton Parkway both approximately 5 minutes drive away.
- Luton Airport is approximately 10 minutes drive away.
- Taxis can be found at both stations and airport but booking is required when leaving Hyde Mill. We can provide taxi numbers or book outward journeys for you.
- We have a website
- We can be contacted by telephone or email (details below)
- Access statement can be found on website and on request with booking confirmation.

### **Arrival and Car Parking Facilities**

- There is a painted sign on the fence at the entrance to the drive which is illuminated at night.
- There are no marked parking bays but there is plenty of room for all cars in the courtyard opposite the house.
- The parking area is a flat gravel surface.
- There are lights outside the entrance to the Millers Loft and around the stable block courtyard.
- We can assist with luggage

### **Main Entrance and Reception**

- Private entrance to all guest accommodation.
- 5cm step to front door which is 91cm wide. Hallway leading to breakfast room is 100cm wide.

### **Public Areas – WC**

- The bedrooms have ensuite facilities there are no public toilets.

### **Breakfast Room**

- Breakfast is served in the breakfast room – access as above
- Furniture is movable and can be moved on request.
- A breakfast menu is provided and if requested can be provided in large print.
- A highchair is available for young children
- Local tourist information can be found in the breakfast room.

### **Laundry**

- There are currently no laundry facilities on site although there are plans to provide this. An iron and ironing board can be provided on request.

## **Shop**

- None available in East Hyde. Nearest shops are approximately 1 mile.

## **Ensuite Bedrooms – Millers Loft**

- Access as for breakfast room, from hallway step down 8cm through doorway width 82cm. A private lounge for Millers Loft on the ground floor. Door width 76cm
- The lounge has a two seater sofa and two small lamp tables as well as a magazine rack with magazines and local tourist information. A digital television is located in the lounge.
- The bedroom is on the first floor therefore unsuitable for wheelchair users. Stairs leading up from the lounge. 12 steps up to the landing area.
- The bedroom has 2 steps leading up from the landing. Bedroom door width 80cm.
- The room has a kettle, hairdryer and digital alarm clock.
- The bedroom has a standard double bed 59cm high with access on both sides, bedside tables with lamps, wardrobe and chest of drawers.
- The small landing area has a desk and chair.
  
- The bathroom door is 74cm wide.
- The bathroom has a tile floor.
- The toilet is 5cm high and the wash basin 85cm high with electric shaver point above the basin.
- The bath edge is 55cm high with a shower over the bath with shower screen.
- There is a heated towel rail situated next to the bath.
- Sanitary items etc must not be disposed of in the toilet please use the bin for disposal of such items.

## **Bedrooms – The Stable Block**

### **Room 1**

- Ramp to door providing easy access for wheelchair users. Door width 89cm.
- Entrance lobby with table and chairs, fridge, kettle, microwave and toaster in kitchenette area.
- The bedroom has two single beds with access from one side only for each bed. Bed height 59cm. There is also two bedside tables, dressing table and armchair.
- Floor type – tiled floor to lobby and carpet to bedroom. Underfloor heating
- A digital flatscreen television is located on the wall.
- The room has a hairdryer and digital alarm clock
  
- Bathroom door width 84cm.
- The bathroom has a tile floor.
- The toilet is 44cm high and there is a rail to the left of the toilet and an emergency pull cord. The washbasin is 78cm high with electric shaver point above the basin.
- Large walk in shower with rail and pull down seat.
- Heated towel rail.
- As before please dispose of sanitary items in bin provided.

### **Rooms 2 and 3**

- Step up to door 15cm. Door width 89cm.
- Floor type – tile with rugs with non-slip matting. Underfloor heating.
- Each room has a kingsize bed with access from both sides. Bed height 68cm. There is also 2 bedside tables, wardrobe, dressing table and armchair.
- The rooms have a kettle, hairdryer and digital alarm clock.
- Digital flatscreen televisions located on the wall.

- Bathroom door width 74cm.
- Tile floors.
- The toilet is 44cm high, washbasin is 82cm high. Walk in shower with fixed head.
- Heated towel rail.

#### **Room 4**

- Step up to door 15cm. Door width 89cm.
- Floor type - tile with rugs with non-slip matting. Underfloor heating.
- Zip and Link beds – either two singles or superking size bed. Access on both sides. Bed height 64cm. There is also 2 bedside tables, wardrobe, dressing table, two seater sofa and table and chairs.
- Kitchenette area with fridge, microwave, kettle and toaster.
- The room has a hairdryer and digital alarm clock.
- Digital flatscreen televisions located on the wall
- Bathroom door width 67cm.
- Tile floor
- The toilet is 44cm high and washbasin 78cm high. Bath with shower over and shower screen.
- Heated towel rail.

#### **Grounds and Garden**

- There is a bench on the grassed area opposite the mill overlooking the river.
- Access to the Lea Valley Walk and Chiltern Way from the property.

#### **Additional information**

- We do not allow dogs or other pets
- We operate a non smoking policy
- There is wireless internet connection available to our guests free of charge.
- We accept cash, cheques and credit cards.

#### **Contact information**

- Hosts: Katie and Andrew Curtis
- Address: Hyde Mill, Lower Luton Road, East Hyde, Luton, Bedfordshire. LU2 9PX
- Telephone: 01582 712641
- Email: [info@hydemill.co.uk](mailto:info@hydemill.co.uk)
- Website: [www.hydemill.co.uk](http://www.hydemill.co.uk)
- Hours of arrival 4.30pm – 10pm, departure by 10.30am. We can be flexible by arrangement.

#### **Future Plans**

- Development of two self catering apartments and laundry room.