

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 Hollin Bank Barn

Introduction

Hollin Bank Barn is set in beautiful countryside close to the Ribble Valley and the Yorkshire Dales, 10 minutes from the M65 and centrally placed for visiting York, Lancaster, Leeds, Manchester or Blackpool. At Hollin Bank Barn, with our seven acres of private land, you will find plenty of quiet space to relax, explore or simply enjoy being in this unspoilt area of Lancashire. The Leeds & Liverpool Canal runs across the bottom of our fields and we can easily arrange rod licenses for those guests wishing to enjoy a relaxing day on the canal bank. We offer a versatile en-suite bedroom, large enough to accommodate a family of 4 if required.

We look forward to welcoming you. If you have any queries or require any assistance please phone 07754132836 or email mail@hollinbankbarn.com

Pre-Arrival

- We warmly welcome you to Hollin Bank Barn bed and breakfast accommodation. Access from the B6251 to the barn is down a sloping concrete drive way approximately 200mtrs long.
- There is no public transport anywhere near the house.
- Access to the barn is up one step and through a metre wide door into a wide hallway.
- The bedroom is on the first floor and access is via a 12 step staircase with 1 handrail.
- The nearest train station is at Colne or Skipton both 15 minutes away by road. The nearest bus stop is in Salterforth village, a 20 minutes walk away.
- The Pennine Way passes 2 miles away at Earby.

Car Parking and Arrival

- At the bottom of the concrete driveway go over the cattle grid ,between the buildings, and you will find plenty of room for the parking and turning of cars on the large car park below the barn.
- The car park is illuminated during the hours of darkness by high efficiency PIR controlled lights.
- Access to the barn is through the main barn door at the front of the barn on the drive way.

Welcome Area

- Once inside the barn a large hallway leads to the dining room where you will be warmly welcomed with refreshments, and where you will be asked to register and meet your hosts.
- You will then be shown up the stairs at the front of the hallway to their accommodation on the floor above.
- All ground floor rooms have wood flooring, as does your bedroom, whilst the stairs and landing are carpeted.
- All areas are well lit by high efficiency bulbs wherever possible.

Bedrooms

- The bedroom contains a wood framed king size double bed with synthetic duvet and pillows (an extra blanket if required can be found in the wardrobe). At the rear of the room is a futon, which can be made up into a double bed if required.
- The two velux type windows are both fitted with blackout blinds in case the morning sunlight is too bright. The lower window also serves as the fire escape from this room onto the sloping roof to the rear of the barn.
- There are tea and coffee making facilities in the room, a hair dryer and radio alarm. By both sides of the bed there are table

lamps. Where ever possible the lighting is by high efficiency bulbs. The room is heated by two thermostatically controlled panel radiators supplemented by an electric convector heater.

There is a folder in the room with tourist information and many things to do and see in the surrounding area as well as bus and train time tables.

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

- The en-suite consists of a walk in 800mm quadrant shower enclosure with a standard washbasin and toilet.
- Clear access into the en-suite is 600mm wide.
- The ensuite also has a full length mirror, a mirror and light over the washbasin and cupboard, where you will find extra towels and a safety mat for the shower.
- The house bathroom has an over bath shower with curved shower screen, with standard washbasin and toilet.
- A mirror is positioned over the washbasin.

Public Areas - Halls, Stairs, Landings, Corridors

- The hallway is well lit with ceiling lights, as is the staircase and landing.
- The floors in the downstairs rooms are all wood, as is the bedroom, whilst the stairs and landing are carpeted.
- The stairway of 12 steps leads of the hallway, with a hand rail to one side.
- The hallway and dining room are on a single level with no steps between.
- Bedrooms and bathrooms are also on a single level with no steps between.

Dining Room

- The dining room is situated at the opposite end of the hallway to the entrance door and there is level entry through a 800mm wide wood door.
- The dining room has four windows looking on to the rear and side of the barn.
- A cooked Lancashire breakfast is served in this lovely room, which will always include local produce wherever possible, including our own eggs from our free range hens. (We often have an excess of eggs over the summer, so please ask if you would like some to buy to take home)

Garden

- There is a small patio area access by three steps, that receives all the morning sun.
- Beyond the graveled car parking area is a grassed field that can be used for ball games and beyond this are our fields that lead downhill to the Leeds and Liverpool canal. We are happy for our guests to access this area but please check with us first to ensure the safety of yourselves and our livestock.

Additional Information

- Free WiFi Internet access is available. (please ask for the password).
- We can offer a list of nearby attractions and suggest places to eat.
- We can loan maps of the surrounding area for walkers (there are many footpaths in the immediate vicinity), bikers and those of you who would rather see the beauty of the area from the comfort of your car.
- For walkers and bikers we can dry your wet clothes if you are unfortunate enough to get caught in a shower. We can also supply a secure area to store your bike overnight.
- A fishing permit can be arranged for our stretch the canal if pre-booked.

Contact Information

Address (Inc postcode): Hollin Bank Barn High Lane Salterforth
Lancashire BB18 5SL

Telephone: 07754132836

Email: mail@hollinbankbarn.com

Website: www.hollinbankbarn.com

Grid Reference: SD884 442

Local Carers: Barnoldswick medical centre. Nearest A&E
Department is at Blackburn Royal Infirmary
or Airedale General Hospital