

# **Access Statement for Friars Farm, Hatfield Heath, Bishops Stortford, Herts CM22 7AP**

## **Introduction**

Friars Farm is a working arable farm and the farmhouse is a bed and breakfast business, catering for up to four guests, as well as being home to the Hockley family. The bed and breakfast business has two double rooms made up of a double and a twin both with ensuite bathrooms. There is also a sitting room for guests to use with a log fire in winter months.

## **Pre-Arrival**

- Bookings can be made over the telephone or by e-mail and are usually secured by a deposit of £25.00. Once the deposit has been received a letter of confirmation with directions can be sent either by post or e-mail.

## **Arrival & Car Parking Facilities**

- There is under cover parking for two cars in the cart shed on the right as you drive into the farm yard. If guests prefer they can drive up to the front door to unload before parking. There are lights in each bay of the cart shed should guests arrive after dark and there is a further light at the front porch to show guests the way to the front door.

## **Main Entrance**

- Guests should make their way to the front door which is a short walk down the drive from the cart shed. The front door is up a couple of shallow steps and the front door opens inwards and to the right. There is a small hall with a little sitting room straight ahead should guests need to sit down on their arrival. Guests are then shown to their rooms which are all on the first floor. Access is gained up a flight of fairly wide stairs with a handrail on the right hand side.

## **Public Areas - Hall, Stairs, Landing, Corridors etc**

- All the corridors are fairly wide and there is carpet throughout. There

is no lift facility. There is a downstairs cloakroom should guests require it.

### **Public Areas - Sitting room, hall etc**

- We have a study or sitting room for guests to use on the ground floor. It has comfortable chairs, digital television and desk with broadband access. It is easily reached from the front door as it is only across the hallway and there are no extra steps. There is a real log fire in the hearth every night in the winter months.

### **Public WCs**

- There are no public wcs. Guests may use the cloakroom on the ground floor if the need arises, otherwise there are wcs in all bathrooms.

### **Dining Room**

- The dining room is on the ground floor next door to the study. Breakfast is served from 7 – 9.30 am. There is a very large dining table so that all guests can sit and eat together should they choose to do so. There are no extra stairs from the hall to the dining room. Menus are in large print so that they can be easily read. All meals are cooked freshly for each guest and all ingredients are sourced as locally as possible and often from our local farmers market at Matching Tye. The eggs are from our own chickens so they are very fresh.

### **Bedrooms & Sleeping Areas**

- The two guest bedrooms are both on the first floor up one flight of stairs. There is a bannister and hand rail on the right hand side of the stairs. Each bedroom is individually decorated, one is Rose and the other is Lavender. Both have a vaguely floral theme with Laura Ashley touches, either in the drapes, bed linen, bedcovers or all three. The Rose is a double with ensuite bathroom and the Lavender is a twin with an ensuite shower room. There are three extra steps up to the Lavender but not to the Rose. In addition to the usual facilities there are mini fridges in each room where guests can keep fresh milk

that we provide or medications should guests bring medicines that need to be kept in the fridge.

### **Bathroom, Shower-room & WC [Ensuite or Shared]**

- The Rose has an ensuite bathroom that includes a bath, shower, wash hand basin and wc. The Lavender has an ensuite bathroom with a shower, wash hand basin and wc.

### **Grounds and Gardens**

- There is an outside terrace where guests may take tea or smoke.

There is a large garden and guests are welcome to wander around it. There is a zip wire that was built when my children were small and guests may use at their own risk.

Friars is a working farm and guests are welcome to walk around the fields using the many footpaths and grass tracks. There are maps available on the table in the hall or there is a footpath map of Hatfield Heath on the wall adjacent to the Lavender Room.

### **Additional Information**

- Friars is a non-smoking house and any smokers are asked to only smoke in the garden or on the terrace.  
We do not take any animals.
- There are fridges in every bedroom where medications can be kept if necessary.
- There are emergency lights in the corridors and hall way which come on should there be a power cut or emergency.
- Most mobile phones can receive coverage but Orange and T mobile get the best reception.
- There is Wi Fi available for guests on friarsfarmguest.
- Friars is well situated for touring the area, 3 miles from the nearest train station (easy access to London) and within easy driving reach of Harlow, Chelmsford, Bishops Stortford, Saffron Walden, Cambridge and Braintree.

Address: Friars Farm, Hatfield Heath, Bishops Stortford, Herts, CM22 7AP

Telephone: 01279 730244 /07889 925947

Email: friarsfarm@btinternet.com

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

Hours of operation: Guests should arrive before 9pm in the evening unless by prior arrangement.

Emergency number: 07976 801062

Local accessible taxi numbers: 01279 600080 (Sadlers Cars)

### **Future Plans**

To have become registered as a green household – we already recycle all plastics, cardboard, newspaper, aluminium cans and glass. We send all our food waste to the Uttlesford District Council collection and try to have as little land-fill rubbish as possible. We buy fair-trade goods where possible and buy local produce for breakfasts. We supply our own eggs from our own chickens and grow tomatoes in season. I drive a low emissions diesel car that is exempt from road tax. We have always supported British industries, farmers and growers where possible.

### **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve. If you have any comments please phone 01279730244 or email [friarsfarm@btinternet.com](mailto:friarsfarm@btinternet.com)**