

## Terms & Conditions

The price includes accommodation plus any board indicated. Unless clearly stated on the booking form all extras such as additional meals, telephone drinks etc are additional. We accept the following forms of payment: cash, cheque with bankers card, debit cards, credit cards.

Well behaved pets are permitted **BY PRIOR ARRANGEMENT**

Once you have booked your stay, our agreement is a legal contract and any deposit you may have paid is non-refundable. If you need to cancel please contact us immediately. For cancellations made up to 1 week before your booking you will not be liable for the total balance. For cancellations made after this time or by failing to take up the booking without cancelling you will be liable for the total amount. For this reason you may wish to take out cancellation insurance, which is inexpensive and can be obtained from any good broker.

We would only cancel your booking if your accommodation was unavailable for reasons beyond our control. We would attempt to offer you alternative accommodation, however if this was not possible, or unacceptable to you, then we would refund all monies paid by you. Our liability would not extend beyond this refund.

Your accommodation will be available to you from 2.30pm on the day of arrival, unless otherwise arranged. Please let us know if you plan to arrive after 6pm.

Please be ready to leave your accommodation by 11am on the day of departure, unless otherwise arranged. Your bill for the accommodation and any extras or services taken during your stay is payable on departure.

Please take care with our accommodation. You are responsible and liable for any breakages or damages which you cause to the accommodation or its contents. Please report these as soon as they occur. We do not normally charge for minor breakages, but we may send you an invoice for repair or making good if the damage or breakage is significant, and we may make an additional charge if you did not report this before departure.

We do not accept any liability for any damage, loss or injury to any member of your party or any vehicles or possessions, unless proven to be caused by a negligent act by ourselves or our employees or contractors whilst acting in the course of employment.

Any data gathered during the course of this booking may be held on computer.

We look forward to welcoming you to Littlefields Guest House.

## **Access Statement for Littlefield Bed and Breakfast**

### **Introduction**

We aim to cater for the needs of all our visitors to the best of our ability in our home-based four bedroom Bed and Breakfast. The following is a summary of our provision. If you have any specific questions please don't hesitate to contact us and we will endeavour to help you.

### **Pre-arrival**

There is a bus stop on the main road approximately three minutes walk from the house.

The main train station is 20 minutes away by car.

There is a local taxi service opposite that has accessible taxis, if required we are able to make a booking for you.

We have a basic website - [www.LittlefieldGuestHouse.co.uk](http://www.LittlefieldGuestHouse.co.uk)

You can contact us by telephone 017687 72949 or email [info@LittlefieldGuestHouse.co.uk](mailto:info@LittlefieldGuestHouse.co.uk)

### **Arrival and car parking facilities**

There is only on street parking available.

There is a small step (3 inches) and a level concrete path to another step (6 inches) at the entrance to the porch and the house.

### **Main entrance**

The front door has one step 6 inches high.

The front door is always locked.

The door is the standard 32 inches wide.

On entry into our home there is a hallway which measure 3 feet 10 inches by 12 feet.

The hallway is carpeted.

### **Public areas - general (internal)**

The covering on the stairs and landings is short pile carpet.

The dining room is on the ground floor.

There are 12 stairs to a landing.

There are 4 stairs to the two ensuite first floor bedrooms.

The stairs are a standard 34 inches wide, 10 inches deep and 7 inches high.

### **Dining room**

Breakfast is served in the dining room on the ground floor. There are no steps into the room.

Furniture is flexible and can be moved on request.

Tables have an underspace of at least 29 inches high by 29 inches wide.

Chairs have no arms.

We do not play background music in any area of the B & B.

### **Laundry**

Not available

### **Shop**

Not available

### **Leisure Facilities**

Not available

### **Outdoor Facilities**

Not available

### **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

Not available

### **Bedrooms and bathrooms**

There are 4 bedrooms, 2 en-suite rooms on the 1<sup>st</sup> floor and 2 en-suites on the 2<sup>nd</sup> floor.

All door widths for bedrooms are standard 32 inches.

All bedrooms and 3 en-suites are fitted with short pile carpet.

The first floor en-suite has non slip flooring

All basins are 34 inches high and toilets are 18 inches high.

**Bedroom 1** An en-suite double room which is situated on the first floor.

Double divan bed

Furniture is moveable on request.

Television with remote control and teletext.

1 folding chair (wood)

wicker armchair with cushions

800 mm corner shower

**Bedroom 2** twin/super king divan bed

two armchairs

television with remote control and teletext dvd player

900mm corner shower

**Bedroom 4**

situated on second floor 11 stairs from the first floor followed by another 6

en-suite double room

1 folding wooden chair

television with remote control and teletext

shower measures 800 mm with bi-fold door.

### **Bedroom 5**

Also on second floor

King sized double bed

Two armchairs

Television with remote control and teletext. Dvd player

En-suite has standard sized bath with non-slip coating and non-slip bath mat as well.

Folding shower screen with shower over bath.

### **Grounds**

We have a small front pebbled area.

Many popular local walks are available from the house.

### **Additional information**

Public telephone box is available 50 yards from the front door.

Mobile phone signal is very variable

We are a completely non-smoking establishment

We are happy to help with the storage of drink/food/medication but must stress that as we cannot offer a 24 hour reception we are unable to guarantee there being someone at home all day to help with requests.

### **Contact information**

Address                      Littlefield

32 Eskin Street

Keswick

Cumbria

CA12 4DG

Tel: 017687 72949

Email [info@LittlefieldGuestHouse.co.uk](mailto:info@LittlefieldGuestHouse.co.uk)

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

We are always closed December 24<sup>th</sup>, 25<sup>th</sup> and 26<sup>th</sup>.

Littlefield is home as well as our business and it is not possible for us to be open all year round nor to 'set in stone' when we will be closed either for refurbishment or for holidays.