

# **Pointers Guest House**

## **Access Statement**

### Introduction.

Welcome to Pointers, our home. It is a registered smallholding of 15 acres. We grow hay for livestock and have, at present, an apiary of bees. It is also a wildlife site with an abundance of interesting things to see from animals to birds; indigenous trees and shrubs to butterflies and other insects. Pointers has been awarded a national wildlife conservation award. The grounds have mown pathways and seats beside features such as the flight pond or the ornamental duck pond next to the house, which are all easily accessible and are there for you to enjoy. Because we have animals we ask that you tell us before you embark upon an adventure in our grounds, so we may better advise you of the current situation and tell you of interesting things you might like to see.

The original house was built in 1953. It was substantially modernised and extended in 1989. A further total refurbishment of bedrooms and bathrooms took place in 2008.

### Pre-Arrival

- We are located just 200 yards from the B1040, our nearest main road. The B1040 runs between Ramsey and Warboys.
- Access through our sign-posted gateway is ample for all types of vehicle. The wrought iron gates are automated. All you have to do is pull up in front of them and they will open to let you in. In the unlikely event they are switched off, please telephone 01487 822366 or 07762 328293 for the access code. Our long private drive leads to a secure, walled courtyard in front of the house. The outside areas of the house are protected by 24/7 CCTV. After dark there are lights both at the road entrance, where there is also an illuminated sign, and along the driveway.
- The nearest shops are one and a half miles away.
- A bus service runs past the front of the house and the nearest bus stop is two hundred yards away. It is level and safe walking along the drive to our entrance, but the last fifty yards are along an open lane without footpaths. There are, however, grass verges either side of the lane.
- The nearest railway station is at Huntingdon, some 8/9 miles away and taxis are always available at the station. There are a number of local taxi companies, the nearest being 3 miles away. Details are provided in all rooms. Should you wish, we can make advance bookings for you.
- We have a number of dogs. They are all pointers and have to work for a living. They are kennelled in a purpose built block some distance from the house and will not disturb you during the evenings and nights. They are not tolerated in the guest's areas of the house but may be with us during the day, both in the garden and in our part of the house. Should you wish access to the garden please ask and we will put the dogs away. In many ways they are our front door bell, so please do not be surprised if they bark when you first arrive. It helps us know you are here!
- Brochures and menus can be provided in large print if required. Unfortunately we do not have facilities to create documents in braille.
- Our web site, [www.pointers-guest-house.co.uk](http://www.pointers-guest-house.co.uk) shows pictures of our accommodation and gives further information about the services we can provide.

- You can contact us by telephone, text, e-mail or fax. Please see the ‘contact information’ section of this document for full details.

### Arrival and Car Parking

- As we have extensive grounds and might be some distance from the house, please let us know your intended time of arrival so we may be available to greet you. If you have any difficulty at all, please telephone 01487 822366, as we always take a telephone with us when we are away from the house. To ensure that your accommodation is ready we ask that guests do not normally arrive before 6.00pm, however should you wish to arrive earlier, e.g. to change for a wedding, please let us know and we will make the necessary arrangements.
- Parking is in a level, secure, walled courtyard in front of the house and a few yards from the front door. Please park facing the wall so that other guests can easily turn their cars. There is ample parking for a dozen or more cars. Larger vehicles may be parked on the grass verges to the driveway.
- We offer assistance with luggage and have large umbrellas, both for guest use and to see you comfortably into the house, should it be raining.

### Main Entrance and Hallway

- The front door is normally locked but a bell is provided next to it. This is a very large house, and sometimes it may take a little while for us to reach you. If you have problems, please telephone the house number – 01487 822366. If we are some distance away we always take a telephone with us. (Either a house ‘phone or mobile, depending on the distance we are away.)
- There is one step up into the porch, which leads into a large entrance hall.
- There is a very wide staircase, with handrails both sides, which leads from the entrance hall to the first floor, where all guest bedrooms are located. There is ample room for a guest to be assisted up the stairs. We do not have any guest bedrooms on the ground floor.
- There is a door from the hallway into the conservatory, where breakfast is normally served. There is one small step in this doorway.
- A door leads to the drawing room, which is available for guests use.
- Also leading from the hallway is a dining room.
- There is a downstairs toilet available to guests just off the hallway.

### Guest Accommodation – Public Areas

- The house is large and spacious. It is oblong in shape.
- The house is centrally heated and double glazed throughout. Temperatures may be adjusted in each room to suit individual requirements.
- All guest bedrooms are on the first floor.
- All public rooms, the hallway and corridors, with the exception of the conservatory and bathrooms, are carpeted. The conservatory and bathrooms are tiled.

### Drawing room, Conservatory and Dining Room.

- The drawing room can seat twelve people. It has a selection of leather and fabric covered chairs and settees of varying heights. There is a television and iPod docking station in this room. There is an open fire for use in cold weather. A selection of board games is available.

- The Conservatory is located off the hallway and overlooks the formal gardens and ornamental duck pond to the rear.

It has a number of tables suitable for two people at each, but we can re-arrange them should larger parties wish to be seated together. The Conservatory has its own heating. Most meals are served in the conservatory, however in fine weather guests may wish to take their meals in the garden on the deck, which is off the conservatory. There are two leather settees and reading material in the conservatory for the use of guests wishing to spend a quiet moment. A high chair is available.

- The Dining Room, also located off the hallway, has a large table which can seat twelve people comfortably. It is available to guests and is most suitable for larger parties. There is an open fire for use in cold weather.

### Bedrooms

- Guest bedrooms are located on the first floor. All have either an en-suite bathroom or a private bathroom. All bedroom doors are fitted with a lock and key for you to retain during your stay.
- A choice of teas, coffees and bottled water are provided in each room.
- We also provide a hair dryer, torch, sewing materials and a selection of books and magazines.
- Our beds are normally made with duvets, either feather or synthetic. The pillows are either feather or synthetic. With advance notice we can provide either to your requirements. We can also provide sheets and blankets if preferred.
- There is wardrobe hanging space, drawer space and a dressing table in each room.
- There are chairs and/or settees in each room.
- All bedrooms have a colour television.
- Each room has an information folder with details of emergency procedures; the tariff; local taxi firms; nearby eating places; some details about the house and other useful information.

### The Twin Bedroom

- Is located directly at the top of the stairs. It has two beds, one of which may be accessed from both sides. The other may be accessed from one side only. It has an en-suite shower room with toilet and washbasin. The shower has a grab handle installed to aid balance. The bedroom has a window overlooking farmland to the rear of the property.

### The Family Bedroom

- Is in fact two rooms separated by a curtained doorway. Each of these rooms has its own doorway into the corridor. The Family room is to the left at the top of the stairs. This room has use of a large, private bathroom which is on the opposite side of the hallway to the main bedroom door. This bathroom has both a bath and a shower, together with a toilet and washbasin. The shower has a grab handle installed to aid balance. In one side of the Family room there is either 1. A king size double bed, or, 2. Two single beds as required; in the other either there can be up to two singles. The double bed/ single beds may be accessed from both sides. In the second room the single beds may only be accessed from one side each. A travel cot can be provided. This room enjoys extensive views over many miles of farmland to the front of the property.

### The Double Room

- Is in fact a small suite of rooms located at the end of the first floor corridor. It comprises a large bedroom with a double bed off of which are a dressing room and an en-suite bathroom which has a shower, bath, toilet and washbasin. The shower has a grab handle installed to aid balance. The bed may be accessed from both sides. This room enjoys extensive views across farmland on three aspects.

### Garden and Grounds

- We have a large garden with ornamental flower beds, a patio, lawns, an ornamental duck pond, deck, soft fruit and vegetable gardens and orchard. It is all on level ground with no steps, apart from single small steps down from the decking area and on one part of the patio.
- We have 15 acres of wildlife friendly grounds which are maintained in a way intended to encourage everything natural. All of our land is on level ground and pathways and rides are mown and maintained for ease of access on foot.
- Guests are welcome to enjoy our garden and grounds; however we do ask you to tell us first so we may give suitable advice, especially the current situation regarding animals, and so we may put our enthusiastic puppies away to prevent them from bowling you over! **Please close all gates behind you.**
- There are seats located throughout the gardens and grounds. Cushions can be provided on request.
- Access to the garden and grounds are through the front door or through the conservatory.

### Additional information

- Please be aware that we operate CCTV around the outside of the house.
- There is a fire extinguisher and a fire blanket located in the kitchen.
- In the event of a fire you will hear one or more of the smoke alarms and we will rouse all guests personally. If you are hard of hearing please advise us. The fire meeting point is in the Barn, which is to be found up the drive on the right hand side.
- The building can be evacuated through the front door; the conservatory doors or through the kitchen.
- We do not permit smoking in the house but do allow it outside, where we have a table and chairs in the courtyard. Should you wish to smoke please use the ash tray that is provided.
- We are happy to cater for special diets and any particular likes and dislikes, but ask that you mention these prior to arrival because we always purchase fresh food at regular intervals, rather than keeping items in stock.
- We are able to keep items refrigerated during your stay.
- Mobile telephone reception is good.

### Contact Information

- Address: Pointers, Wistow, Huntingdon. PE28 2QH
- Telephone/Fax: 01487 822366.
- Mobile Telephone: 07711 612145
- E-Mail: [ew@pointers-guest-house.co.uk](mailto:ew@pointers-guest-house.co.uk)
- Web Site: [www.pointers-guest-house.co.uk](http://www.pointers-guest-house.co.uk)

- We are open all year.

#### Future Plans for Pointers

- We would like to install a summer house in the formal garden.

**If you require further details or have any comments about the services we provide please do not hesitate to contact us.**

*August 2020.*