

# HILLEND HOUSE

## ACCESS STATEMENT



Hillend House  
Eastnor Estate  
Ledbury  
Herefordshire  
HR8 1RF

10<sup>th</sup> October 2018

## **1. Introduction**

- 1.1 Hillend House is at the edge of the Eastnor Castle Estate towards the southern end of the Malvern Hills. It is located within a 20-minute drive of the M50, Junction 2a. Hillend House is a large, 9 bedrooms. Queen Anne-style property, built approximately 150 years ago. On the ground floor it has an entrance hall and several reception rooms, a fully fitted kitchen and pantry.

## **2. Pre-Arrival**

- 2.1 If assistance is required with your arrival please contact the Castle Office in advance.

## **3. Arrival & Car Park Facilities**

- 3.1 Access to Hillend House is via a 1 mile tarmac track. There is ample parking for up to eight cars in front of the house. The driveway is covered with loose gravel. There is a short, flat path to the front door from the car parking area. There is one 4" step up to the front door.

## **4. Main Entrance**

- 4.1 Primary access to the property is via the door located at the front of the house. The entrance is wide enough to accommodate a wheelchair; however once in the entrance lobby there is one more 4" step between the lobby and the hall leading to the rest of the ground floor.

## **5. Bedrooms**

- 5.1 It has 8 bedrooms and 8 bathrooms on the first floor. There is one additional bedroom on the ground floor with its own en-suite bathroom, this could be used for guests who were ambulant but some of the doorway widths could present access issues for persons who were not ambulant.

## **6. Kitchen**

- 6.1 The house has a well equipped fitted accessible kitchen.

## **7. Bathrooms**

7.1 The ground floor bedroom has an en-suite shower room with a WC, upstairs there are 8 further bathrooms, 7 of which are en-suite.

## **8. External Areas**

8.1 There is a lawned garden to the front of the house, to the rear of the house there is a large patio, with steps leading down to a very large lawn. There is also a Games Room and hot tub.

## **9. Shops**

9.1 Ledbury is four miles away from Hillend House. In the town there is a chemist, a Doctors Surgery, petrol station, supermarkets and a variety of other shops, restaurants and pubs.

## **10. Additional Information**

10.1 Dogs are welcome on ground floor only. Under NO circumstances must they be allowed on furniture or upstairs in the property.

10.2 The house has 3 open fires, logs are provided in the shed to the side of the property.

10.3 There is no bus service from Ledbury to Hillend House, so it would be advisable to bring your own transport.

## **11. Disabled Access**

11.1 We welcome everybody to Hillend House who wants to come, however we have endeavored to highlight the access restrictions of the property. As a Grade 2 listed building there are very few alterations we are permitted to carry out.

11.2 Access to the ground floor bedroom can be gained via the kitchen back door along a short corridor, through the kitchen and into the ground floor bedroom.

11.3 Almost all of the ground floor of the property is accessible, with the exception of the entrance lobby.

- 11.4 There is no disabled access to the Games Room at this time. Access to the garden is once again via the kitchen back door, however the route from the kitchen courtyard to the garden has an uneven, cobbled, surface, which can become slippery when wet.

***Contact Information***

The Castle Office is open Monday to Friday between 9.00am and 5.30pm.

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