

# Riversdale Guest House

## Access Statement

### Introduction

Riversdale Guest House is a Family Run Bed and Breakfast establishment with eight letting guest rooms, all with En-suite (or private) shower room or bathroom facilities.

### Contact information

- Address: Riversdale Guest House, 33 Poole Road, Wimborne, Dorset, BH21 1QB
- Telephone: 01202 884528 (diverts to mobile if no answer) Mobile: 07816 253899
- Email: [charles@riversdaleguesthouse.co.uk](mailto:charles@riversdaleguesthouse.co.uk)
- Website: [www.riversdaleguesthouse.co.uk](http://www.riversdaleguesthouse.co.uk)

### Pre-arrival contact details

- Via Phone and email.
- Via Web site.

### Arrival & car parking facilities

- Half mile Level Walk from Wimborne Town Centre, 6 miles from Poole.
- Approximately 1 mile from A31
- Poole Road (Long term) Car Park 150 Metres away
- Leigh Road (Long term) Car Park 150 Metres away
- Off Road Street Parking (Unrestricted) approx 200 metres away
- No Parking Available at the Property
- Help given to guests with suitcases (as necessary and subject to availability)

### Main entrance & reception

- Front door at side of property within protective porch.
- Seating available in hall.
- Doors to dining room and private parts of the house.
- Flight of stairs with two turns to first floor. Stairs are longer than average. Stairs carpeted.

### Dining room

- Dining room has wooden floor. Well lit by natural light.
- Small fridge available for guests use and for Continental Breakfasts.
- Seating for up to 11 guests

## **Laundry**

- No Facilities on Site – Launderette within easy walking distance

## **Bedrooms Overview**

- 4 Bedrooms on Upper First Floor
- 2 bedrooms on Lower First Floor
- 2 Bedrooms (restricted head height) on Second Floor

## **Individual Bedroom Details**

### Upper First Floor

#### **Stour**

A single room with ensuite shower room

#### **Allen**

A spacious Double room with ensuite shower room

#### **Trent**

A single room with ensuite shower room

#### **Test**

A single room with separate private shower room facilities off the landing

### Lower First Floor

#### **Frome**

A Double room with ensuite shower room overlooking the rear garden

#### **Avon**

A spacious Double room with 5 ft bed, ensuite shower room overlooking the rear garden

### Second Floor

#### **Lydden**

Single room on the second floor in the original servants quarters of the former Malting House dating back to 1740. Has an ensuite with a bath (and shower attachment). The suite occupies the top floor of the oldest part of the house. Nice views through dormer windows overlooking the garden at the rear. Due to restricted head height ideally suited to those under 6 feet! Feel the character!

#### **Lymington**

Twin room, identical to the Lydden room (a mirror image in fact), on the second floor across a small landing except with twin beds.

## **Facilities Common to All Bedrooms**

- Gas Fired Central Heating (inc heated towel rail)
- Double Glazing
- TV and remote control.
- Electric kettle with tea and coffee making facilities.
- Carpeted floors.
- Mains operated ceiling smoke alarms throughout house.
- Wi-Fi Access

## **Shower-rooms & WC's**

- En-suite shower-rooms or baths with hand basin and WC (Some rooms have small step up into shower)
- Tiled floors.

## **Garden**

- The house is set in about half an acre of garden at the rear which is private

## **Additional information**

- No smoking anywhere in the house.
- Smoking allowed at the side of the house
- Pets regrettably are not accepted
- Children under the age of 14 regrettably cannot be accommodated

## **Future plans**

- Covered smoking area at the side of the house

We welcome your feedback to help us continuously improve if you have any comments.

Please phone 01202 884528 or email [charles@riversdaleguesthouse.co.uk](mailto:charles@riversdaleguesthouse.co.uk)

**Last Updated on: 13<sup>th</sup> October 2010**