

Accessibility Guide: Valley View Barn



Contact for accessibility enquiries: Sophie Webb
sophiewebb@haven-brook.co.uk
07710 984043

Welcome

At Valley View Barn we want to make everyone's stay as enjoyable as possible. We aim to accurately describe our facilities and services that we provide, so we may affirm your confidence in booking a stay at our property; knowing it is suitable for your specific requirements.

At a Glance



Bedrooms

- We have non-allergic bedding
- Four of the bedrooms hold an attached ensuite
- The remainder of the bedrooms share a family bathroom
- All bedrooms possess wardrobe/ drawer space



Hearing

- The TV has the option to provide subtitles.
- We do not provide a visual fire alarm or vibrating alarm at the cottage



Visual

- We have information in large print.
- There are no obstructions within our rooms that could pose a safety hazard for you

- Handrails are fixed on each staircase
- We can, upon request, provide bright stickers on light switches
- We provide good lighting throughout the property and upon request provide additional lamps should you require them.

General

The accommodation is suitable for:

- Older and less mobile guests – please know your stay at Valley View Barn would involve steps and staircases so please do bear this in mind when you are considering booking with us.
- Our emergency evacuation procedures are suitable for all visitors – we would advise for any of those who have walking difficulties to have a bedroom on the ground floor in case of emergency.
- Each internal door in the property has a latch 2/3rds of the way up each door
- The external doors are handles and can be locked from the inside and outside

Getting here

Valley View Barn
Bradbourne
Ashbourne
Derbyshire
DE6 1RG



Parking

- We have a car park. There are accessible parking spaces. The parking is less than 50 metres from the main entrance with ample room for unloading and manoeuvring. Parking is free.
- The parking space provided outside the property is suitable for 5-6 cars

Arrival

Path to main entrance

- From the carpark to the main entrance, there are two entrances. One down the steps from the carpark into the back of the kitchen and another which requires guests to follow the sloped path to the patio where the front door is located. Please know the latter route also includes steps. Valley View Barn does not provide a step-free route into the property.
- To reach the patio, guests must travel down three steps at a height of 114mm each.
- At which point a few feet in front of them is the main entrance to the property.



Driveway up to carpark

Main entrance

- The main entrance has a small step of 203mm high to pass over before entering
- into the property.
- The main door is side hung and manual.
- The door is 1067mm wide.

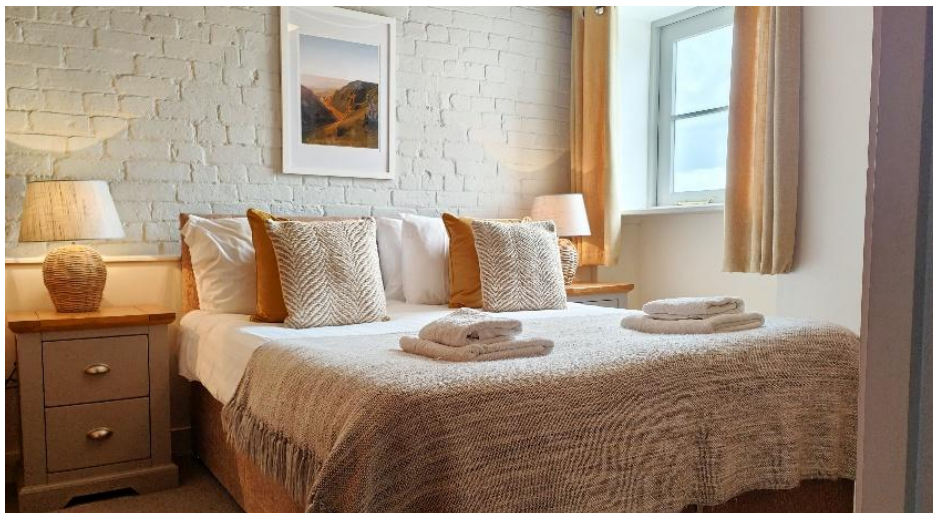
Getting around inside

Visual Impairment - General Information

- All surroundings to the doors are not obstructed with furniture.
- All bedrooms have windows
- Bedrooms have ceiling lights, bedside lamps and natural daylight
- All bedrooms are non-smoking
- We have non-allergic bedding
- Bedroom furniture is placed appropriately to avoid obstructions and improve accessibilities

Bedroom 1 (Downstairs) – Dovedales Bedroom

- The bedroom door is 787mm wide.
- There is 483mm to 762mm either side of the bed. The bed is 610mm high.
- This bedroom is flexible (either a king or twin).
- The bathroom is separate – there is not an accompanying ensuite.
- There is a built-in wardrobe and side tables either side of the bed(s) with drawers



Bedroom 1 (Dovedales Bedroom)

Bedroom 2 (Downstairs) – Lathkill Dale Bedroom

- The bedroom door is 711mm wide.
- There is 572mm either side of the bed. The bed is 584mm high.
- This bedroom is flexible (either a king or twin).
- The bathroom is separate – there is not an accompanying ensuite.
- There is a built-in wardrobe and a side table beside the bed(s) with drawers.



Bedroom 2 (Lathkill Dale Bedroom)

Bedroom 3 (Downstairs) – Mill Dale Bedroom

- The bedroom door is 711mm wide.
- There is 520mm either side of the bed. The bed is 584mm high.
- This bedroom is flexible (either a king or twin).
- The bathroom is separate – there is not an accompanying ensuite.
- There is a built-in wardrobe and a side table beside the bed(s) with drawers.



Bedroom 3 (Mill Dale Bedroom)

Family Bathroom (Downstairs)

- The door into the family bathroom is 838mm wide.
- The bathroom has a bath with an overhead shower. The bath is 584mm high.
- There is 914mm in front of the toilet once the door is closed. The toilet seat is 432mm high.
- The basin is 775mm high and the taps are lever operated.
- *Please know this is not a walk-in shower, we do not have a shower seat, grab rails or an emergency pull cord.*



Shared bathroom

Stairs leading up to Bedroom 4 & 5

- The stairs leading up the two bedrooms (4&5), are at a height of 203mm per step, with 11 steps to the top. The width of the staircase is 686mm.
- There is a handrail on the left side leading to the initial landing
- There is a handrail on the left side if you are going up to bedroom 4
- There is a handrail on the right side if you are going up to bedroom 5
- There is lighting on the initial landing and at the top and bottom of the staircase also

Bedroom 4 (Upstairs) – Wigger Low Bedroom

- The bedroom door is 699mm wide.
- There is 1143mm either side of the bed. The bed is 584mm high.
- The fourth room is flexible (either a king or twin).
- There is a built-in wardrobe in the eaves and side tables either side of the bed(s) with drawers.

Ensuite

- The door into the ensuite is 559mm wide
- The ensuite comprises of a shower, with a 191mm step to get inside, a toilet, sink and towel rail.
- There is 533mm in front of the toilet. The toilet seat is 457mm high.
- The basin is 787mm high and the taps are lever operated.
- *Please know this is not a walk-in shower, we do not have a shower seat, grab rails or an emergency pull cord.*



Bedroom 4 (Wigber Low Bedroom)

Bedroom 5 (Upstairs) – Haven Hill Bedroom

- The bedroom door is 699mm wide.
- There is 1143mm either side of the bed. The bed is 584mm high.
- The fourth room is flexible (either a king or twin).
- There is a built-in wardrobe in the eaves and side tables either side of the bed(s) with drawers.

Ensuite

- The door into the ensuite is 559mm wide
- The ensuite comprises of a shower, with a 191mm step to get inside, a toilet, sink and towel rail.
- There is 533mm in front of the toilet. The toilet seat is 457mm high.
- The basin is 787mm high and the taps are lever operated.
- *Please know this is not a walk-in shower, we do not have a shower seat, grab rails or an emergency pull cord.*



Bedroom 5 (Haven Hill Bedroom)

Stairs from the Lounge to Bedroom 6 & 7 (Upstairs)

- The stairs leading up the two bedrooms (6&7), are at a height of 229mm per step, with 10 steps to the top. This staircase is open tread.

Bedroom 6 (Upstairs) – Stepping Stones Bedroom

- The bedroom door is 699mm wide.
- There is 279mm to 656mm either side of the bed. The bed is 584mm high.
- The fourth room is a double only.
- There is a built-in wardrobe in the eaves and a side table by the bed with drawers.

Ensuite

- The door into the ensuite is 559mm wide
- The ensuite comprises of a shower, with a 191mm step to get inside, a toilet, sink and towel rail.
- There is 533mm in front of the toilet. The toilet seat is 457mm high.
- The basin is 787mm high and the taps are lever operated.
- *Please know this is not a walk-in shower, we do not have a shower seat, grab rails or an emergency pull cord.*



Bedroom 6 (Stepping Stones Bedroom)

Bedroom 7 (Upstairs) – Royal Shrovetide Bedroom

- The bedroom door is 699mm wide.
- There is 279mm to 656mm either side of the bed. The bed is 584mm high.
- The fourth room is a double only.
- There is a built-in wardrobe in the eaves, a side table by the bed, and a set of drawers.

Ensuite

- The door into the ensuite is 559mm wide
- The ensuite comprises of a shower, with a 191mm step to get inside, a toilet, sink and towel rail.
- There is 533mm in front of the toilet. The toilet seat is 457mm high.
- The basin is 787mm high and the taps are lever operated.
- *Please know this is not a walk-in shower, we do not have a shower seat, grab rails or an emergency pull cord.*



Bedroom 7 (Royal Shrovetide Bedroom)

Self-catering kitchen

Kitchen

- We have an open plan kitchen.
- The main entrance immediately opens into the kitchen with no change in floor level
- The work surface, hob, sink and oven are available with cupboards underneath and available at a height of 940mm
- The diner bench we provide is not confined with arm rests so easy to sit and stand from with the bench being at a height of 457mm and the table 787mm.
- *Please know appliances cannot be used from a seated position.*



Kitchen and Diner Table

Lounge

- The main entrance leads immediately into the open plan kitchen and lounge area with no changes in floor level
- The lounge area is open plan with one U-shaped sofa able to seat 14 persons. The sofa seat is at a height of 445mm from the floor and provide a high back.
- Furniture within the lounge has been appropriately placed to avoid unnecessary obstructions accessing the sofas and seats.



Lounge

Getting around outside

Valley View Barn Grounds

- From the main entrance to the patio there is a single step of 203mm where there is a picnic table, rattan dining furniture, and the built-in BBQ. *Please know there is not a step-free route to the patio*



Front Patio

Valley View Barn Rented Field:

- To get to the front field located at the front of the property, guests will need to travel down the driveway, which is a low gradient slope to the wooden gate. Alternatively, they can enter this field through the gate in the carpark which has a wider entrance.
- The field is uneven but great for picnics.
- The lawned area to the side of the property can be accessed via the patio or the carpark.



Rented field available for use.

Customer care support

- We have information in large print.
- Visitor information is also available in Easy Read format.
- Guest information files within the property give details of local services and emergency procedures.
- Mobile phone reception is variable depending on your network.

Document last updated: 08/09/2026