



RADNOR house

Access and Safety Statement

We have done our very best to make our house as accessible and safe as possible but because it is Grade 2 listed and over 200 years old it has some limitations. In places, the lighting is on the low side and the floors are a little uneven. We do not recommend our home for guests with very limited mobility or very poor eyesight.

We have emergency lighting throughout. A fully tested, certified and working fire alarm system, (please see the back of your bedroom doors for evacuation routes). All gas and electrics are safe and tested and certified. We have a full food hygiene certificate and routines.

Our cleaning schedule is thorough and followed to the letter, with extra measures put in place to ensure maximum possible safety during the COVID-19 pandemic (please see our ["COVID-19 Guest Information"](#) for more details).

Approaching and Parking

Access to Radnor House is through a set of double iron gates, up a flat garden path made of stone flags, with a shallow step into the house. It is possible to park outside the gate on the curb to unload your luggage. We are very happy to help with carrying bags into the house and up to your room. We will wear gloves when carrying luggage.

The Ground Floor

Once through the front door, the ground floor is all on one level. The flooring is all the original wooden floorboards that are even. The doorways into the breakfast room and the lobby are the standard door width. The first door to the left leads into the Breakfast Room (this has no actual door attached, just an opening). Directly to your right is the Guest Sitting Room.

The door in front of you leads to the stairs leading to the bedrooms on the first (Bedroom 1) and second floor (Bedrooms 2, 3 and 4).

Breakfast Room

The Breakfast Room is spacious and contains three separate guest tables for two people each. All food and drinks are supplied to order to your table from the kitchen, by staff wearing protective surgical gloves.

Room dimensions: 14 ft 8 inches wide, 14 ft 5 inches long, 6 ft 10 inches high, with a beam running across the middle of the ceiling (minimum height under beam 6 ft 6 inches).

Guest Sitting Room

The Guest Sitting Room is directly on the right as you enter the house. It has a bookshelf, three coffee tables, a sofa and two chairs. During breakfast, we remove a coffee table and put in

place a separate guest table for two people. At the far end there is a wood burning stove set into a chimney breast. During the COVID-19 pandemic, we have removed all books from this room.

Room dimensions: 11 ft 3 inches wide, 17 ft 5 inches long, 7ft 1 inches high, with two beams (minimum height under the beams 6 ft 7 inches).

The sitting height of the sofa is 17 inches and the sitting height of the chairs is 15 inches.

Up to the First Floor

The stairs to the first floor are approx 2.5ft wide and there are 11 steps which turn at 90 degrees near the top, reaching to the first floor landing. There is an iron banister rail on the left, up to the 90 degree turn then the post on the right can be used. The stairs are polished original oak and very slightly uneven in places.

The top of these stairs is a “COVID-19 pinch point”, so please be aware and allow each other social distancing if you find you both want to access the stairs at the same time.

The first floor contains Bedroom 1, which is reached through the Landing Room (which is used exclusively by Bedroom 1 guests). The original wooden floorboards in the Landing Room and Bedroom 1 are very slightly uneven in places.

Bedroom 1

Through a standard doorway, you will find Bedroom 1, which is all on one level with original oak floorboards with very slight unevenness in parts. There is a sofa with coffee table, a super king bed with two bedside tables, a TV cabinet with drawers, a slipper chair, a wardrobe, a silent mini fridge, a dressing table and chair, and a tea and coffee station with drawers. The en suite bathroom is up one step (2.5 inches high) and through a standard doorway with door opening outwards. It has a double sink unit, a toilet, a chair and a roll top bath.

Room dimensions: 14 ft 5 inches wide, 20 ft long, high with a beam running across the middle of the ceiling (minimum height under the beam 5 ft 8 inches). The bathroom is 7 ft wide, 9 ft 5 inches long, 6 ft 3 inches high.

The height of the bed is 21 inches. The bath is 25 inches high, 62 inches long and 18 inches deep.

Up to the Second Floor

From the first floor landing, there is a set of stairs leading up to bedrooms 2, 3 and 4. The stairs are 2.5 ft wide and there are 10 steps. The angle is slightly steeper than the modern standard stairway angle. There is an iron banister rail on the left. At the top there is a 90 degree turn to the left and to the right. The left leads to Bedroom 4. The right leads to Bedrooms 2 and 3.

The top of these stairs is a “COVID-19 pinch point”, so please be aware and allow each other social distancing if you find you both want to access the stairs at the same time. The corridor from the top of the stairs to Bedrooms 2 and 3 is also a “COVID-19 pinch point”. When leaving these bedrooms please be aware of other guests and respect social distancing.

Bedroom 2

Through a standard doorway, you will find Bedroom 2, which is all on one level with carpeted floors. It contains a double bed with two bedside tables, a TV on the wall opposite the bed, a

cabinet underneath the TV (with tea and coffee making facilities), a silent mini fridge, a dressing table and chair. The bathroom is through a standard doorway and has a sink unit, a toilet, a combined shower and bath, and a separate space for hanging clothes.

Room dimensions: 8 ft wide, 12 ft long, 7 ft high. The bathroom is 8 ft 8 inches wide, 8 ft 4 inches long, 7 ft high.

The height of the bed is 30 inches. The bath is 20 inches high, 52 inches long and 15 inches deep.

Bedroom 3

Through a standard doorway, you will find Bedroom 3, which is all on one level with carpeted bedroom and vinyl bathroom floors. It contains a king bed with two bedside tables, a TV (hidden in the wardrobe, which also houses the tea and coffee station), a slipper chair, a silent mini fridge, and a dressing table and chair. The bathroom has a sink unit, a toilet, and a large walk in shower.

Room dimensions: 15 ft 5 inches wide, 9 ft 3 inches long, 7 ft 3 inches high. The bathroom is 5 ft 9 inches wide (excluding the shower), 8 ft long 7 ft 3 inches high.

The height of the bed is 2 ft 3 inches. The bed can be split into two 3 ft twin beds.

Bedroom 4

Through an angled doorway (21 inches wide and 68 inches high) and up a step, you will find Bedroom 4. This is mostly carpeted apart from the bathroom areas. The room is split level. On the lower level, there is a tea and coffee station with a silent mini fridge and space to store your clothes. On the upper level (up a 12 inch step), there is a double bed with two bedside tables and lamps, and a sink unit. Beside this unit is a door leading to the wetroom (which contains the toilet and shower).

Room dimensions: The bedroom area is in an apex space with restricted head room with a maximum height in the middle of the room of 6 ft 5 inches.

The height of the bed is 25 inches. The bed is most easily accessed from the bottom end of the bed.

The wetroom is 3 ft 9 inches wide, 3 ft 6 inches long, 6 ft 2 inches high.