

**Access Statement for Astwell Mill Bed and Breakfast,
Helmdon, Brackley, Northamptonshire, NN13 5QU**

Proprietor – Phyllis King

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Introduction

Astwell Mill is a working sheep farm, (up to 800 sheep) and offers 4 star quality bed and breakfast accommodation.

It is surrounded by picturesque rolling countryside and is situated midway between the villages of Wappenham and Helmdon. There is a large lake to the rear of the house which attracts many birds and much wildlife.

Astwell Mill is mentioned in Domesday Book. It ceased operating as a water mill early in the 1930's and the water wheel was removed to assist the war effort. Various members of the 'King Family' have lived here for more than one hundred years and the present family have been in residence since the late sixties.

A friendly atmosphere and a warm welcome await our guests' on arrival including tea or coffee in a family sitting room.

There is a single entrance with three steps to the main door.

The dining room and sitting room are situated on the ground floor and are for guests' use. Guest bedrooms and bathrooms are situated on the first floor.

Pre-Arrival

- We are situated approximately midway between Brackley and Towcester on a country road three miles off the A43 and two miles off the B4525.
- Banbury ten miles, Northampton 12 miles,
- There are three pubs providing food within three miles of Astwell Mill and numerous others within a 10 mile radius.
- Taxis are available but very limited.
- Wireless Broadband
- There are several public footpaths

Arrival & Car Parking Facilities

- Adequate parking for three cars on a tarmac drive at the front of the house.
- Guests are guaranteed a friendly welcome and the offer of tea, coffee, or a cold drink on arrival.
- Assistance with luggage is usually available.

Main Entrance, Hall, Reception

- Traditional heavy oak front door with ring handle.
- Doorbell with extensions to other parts of the house.
- Passive infra red controlled lights at entrance.
- Oak parquet flooring in entrance hall with no loose rugs.
- Hall has large inglenook fireplace.
- Information on local activities and this is also available along with other relevant information in the bedrooms.

Public Areas - Hall, Sitting room, Stairs, Landing, Corridors etc

- Hall –see above.
- Fitted carpet on stairs and landing including passage.
- The sitting room is for guests' use and is comfortably furnished with wall to wall carpet and in traditional English country house style including many original oils and watercolours..

Dining Room.

- Large table in attractive room with oak flooring. Features representing the old watermill with oil paintings of family pets and watercolour landscapes.
- Soft wall lighting with additional lamps.

Bedrooms & Sleeping Areas

- Bedrooms have wall to wall carpeting.
- En-suite bedroom has electric sockets 2 feet from floor level - all other sockets are at skirting board level.
- There are spare blankets in zipper bags in the wardrobes for guests' use.
- The landing light is left on during the night for guests' safety.
- Smoke alarms have been fitted throughout the house and there are instructions in the bedroom information files as to the recommended fire drill .
- .Colour television and tea/coffee making facilities..
- Radiators and towel rails

Bathroom, Shower-room & WC [Ensuite or Shared]

- Bath / shower facility, and sockets for shaving.(En-suite bath has handles).
- Non slip vinyl flooring.
- Radiators and towel rails

Grounds and Gardens

- An undulating garden with waterfalls and a stream and, of course, the large mill pond. Attractive all year particularly when the waterlilies are in flower. Open views of beautiful Northamptonshire rolling countryside.

Additional Information

- No animals allowed in house (other than guide dogs)
- Grid reference: 461245
- Hours of operation: Guest arrival after 4.00pm (unless by prior arrangement) and before 9.00pm (unless by prior arrangement).

Future Plans

- Decorations as and when required
- No further current plans

Feedback

We welcome your feedback to help us continually improve if you have any comments please phone 01295760507 or email astwell01@aol.com