



The Owls Bed and Breakfast Builth Wells Our Accessibility Guide

This statement describes the access, procedures and facilities at the Owls Bed and Breakfast Builth Wells, as they might apply to and for the benefit of persons with disabilities, limited abilities or special requirements.

Due to the age and layout of the property we have various access restrictions. The Owls has many steps of differing sizes and doorways of different widths. Therefore, any guest who has special requirements or is accompanying or booking on the behalf of a guest with disabilities/ limited abilities/special requirements, is asked to contact us prior to making a reservation to ensure we can meet their needs and expectations.

Please do not hesitate to contact us if you have any concerns about access.

Our Accessibility Guide Overview

We provide bed and breakfast accommodation in Builth Wells, Powys. The property is an approximately 200 year old four storey Town House situated on The High Street and retains many original features therefore we are limited in the modifications we may make to the building.

The sleeping accommodation in six bedrooms is available on two floors and breakfast is served on the ground floor. It is therefore always necessary to negotiate stairs. The layout is quirky. We ask and expect all guests to be courteous and quiet so that everyone can enjoy a peaceful stay with us.

There is restricted access for some visitors although we do our best to accommodate all guests who wish to stay with us. The B&B is not suitable for wheelchair users as we have no ground level accommodation. Please contact us with your requirements prior to visiting us so we can discuss your stay. All Therapy and Assistance Dogs are allowed and are best booked into Rooms 1 and 3.

Accessibility at the B&B

The information provided here should be helpful in assessing your decision to stay with us.

- We would not want anyone to book with us if the facilities would be unsuitable for your individual needs.
- We are aware that every person has different needs, only you can decide to what extent we are able to accommodate you.
- Assistance will be given with luggage on arrival and departure, wherever possible.

Emergency Actions

- The whole house is fitted with a hard-wired fire alarm.
- Red call points are situated in the hallways.
- Please see your room FIRE ACTION Notice for information in the event of Fire / Fire Alarm.
- Emergency information can be communicated verbally on request.
- Please let us know if you have any concerns about procedures.

Access Statement

The Owls is a quirky 19th Century Bed and Breakfast with steps and stairs throughout the accommodation.

- Front Entrance from The High Street (Limited on street overnight parking) Three steps to the front door. Breakfast

Room to the right. Stairs to first floor and stairs to second floor.

- Parking at the rear. Non slip sloping path and three steps down to back door. One small step down to hallway.
- First Landing:
- Bedroom 1. One large step into the bedroom. King Bed ensuite shower and WC.
- Bedroom 3. Double Bed and Single Bed narrow door to ensuite bath with shower over and WC.

- Stairs to Second Landing:
- Bedroom 7 (cosy) Double Bed with narrowing to shower ensuite - step up to shower and WC.
- Bedroom 6 King Bed and Single Bed shower ensuite and WC large step up into shower.
- Room 4 Single Bed with private bathroom adjacent one step up in corridor, bath with shower over and WC
- Room 5 Double Bed Shower ensuite and WC, step up in doorway and step up to shower.

Should you require further information to determine if the B&B is suitable for you, please ask before booking, we are happy to answer any questions you may have, either by telephone, a messaging service or e-mail. Internally the building is totally non-smoking and we request televisions, telephone calls and conversations are kept at the lowest volume possible so all guests may have a restful stay.