

Access Statement for Roseleigh, Buxton

Introduction

The Roseleigh is a comfortable and elegant Victorian Guest House, centrally located in Buxton overlooking the Pavilion Gardens. Built in 1871 it is situated on the Broad Walk, a peaceful pedestrianised Victorian promenade. It is only a short distance to the heart of Buxton. There is one ground floor en suite room which can be made up as a king sized double room or a twin room and 12 other rooms on different levels up the third floor (55 stairs in total).

**THERE IS NO ELEVATOR AT THE ROSELEIGH
ALL ROOMS ARE ACCESSED VIA STEPS**

Bedroom 1 – Ground Floor Flexi En Suite

Bedroom 3 – Flexi En Suite – Access 19 Steps

Bedroom 4 – Bay View Standard Double En Suite – Access 19 Steps

Bedroom 5 – Bay View Standard Double En Suite – Access 19 Steps

Bedroom 6 – Standard Double En Suite – Access 19 Steps

Bedroom 7 – Flexi En Suite – Access 32 Steps

Bedroom 8 – Flexi En Suite – Access 38 Steps

Bedroom 9 – Flexi En Suite with Lake View – Access 38 steps

Bedroom 11 – Flexi En Suite with Lake View – Access 38 steps

Bedroom 12 – King Size Double En Suite – Access 38 Steps

Bedroom 13 – Attic Single with separate private bathroom – Access 55 steps

Bedroom 14 – Attic Flexi En Suite – Access 55 Steps

Bedroom 15 – Attic King Size Double En Suite – Access 55 Steps

Pre-Arrival

The Roseleigh overlooks the Pavilion Gardens and the Broad Walk, which is the pedestrianised walkway at the front of the property. Vehicle access is therefore from Hartington Road at the rear of the property – a sign indicates the location of the entry to our car park.

The nearest shops are approximately 200 metres away.

The nearest bus stop is on the Market Place approximately 200 metres away.

The nearest railway station is approximately 400 metres away. Taxis do not generally wait at the station so if you require one to transfer you please let us know and we can provide you with contact phone numbers.

So that we are able to accommodate guests with allergies we do not accept pets.

Menus can be provided in large print if required. We regret we do not have facilities to prepare documents in Braille.

Our website ([Roseleigh Guest House](#)) provides pictures of our accommodation and a virtual tour of all our bedrooms [Roseleigh Virtual Room Tours](#), as well as further information about the area and services we provide.

You can contact us by mail, telephone, e-mail. Please see the “Contact Information” section of this document for full details. [Roseleigh Contact Details](#)

Arrival & Car Parking Facilities

Please advise us of your anticipated arrival time so that we can be sure we are here to welcome you.

To ensure your accommodation is ready we ask that guests do not normally arrive before 4.00 pm. Earlier arrival may be possible by arrangement.

To enter our car park off Hartington Road – as you enter the car park turn right at the rear of the property. Parking is available to the side of our property and across the rear in marked spaces. Parking at the front of our property is not permitted to ensure there is access for emergency vehicles at all times and so the lovely views over the lake and park are not obstructed.

We can help with luggage.

Main Entrance & Reception

There are two steps of 4 cms and 14 cms up to the front door.

The front door is always locked. Please use the bell located in the centre of the door on arrival.

Public Areas – General (Internal)

In common with the Victorian nature of the Roseleigh the rooms on the ground floor and first floor have high ceilings and are well proportioned.

There is a bell located to the left of the main Reception desk to attract attention should you need anything.

On the first-floor landing, there is a bookcase with a variety of books for borrowing or swapping.

The staircases are wide with a banister to the left-hand side. From ground floor to first floor there are 19 steps, from first floor to second floor there are 19 steps and from second floor to third floor there are 17 steps.

Dining Room and Lounge

Dining Room – Breakfast is served in the dining room when waitressing staff will be on hand to help with your needs. The dining room is carpeted.

Public Lounge – is available from 8 am to 10 pm (outside of these hours the Public Lounge is closed) and has a bay window overlooking the lake and park. There is a 3-seater leather club style sofa, 1 club style chairs, 2 straight backed winged armchairs and a dining room style chair. There is a wealth of reference books, travel books and books about the area including walking guides. Magazines are also available. The room is carpeted.

The Roseleigh is not licensed for the sale of alcohol.

Laundry

Laundry facilities are available in the town approximately 300 metres from the Roseleigh.

We do not provide any laundry facilities at the Roseleigh

Shops

A variety of shops are available in the town of Buxton the nearest being approximately 150 metres away.

Treatment room/s

Buxton has a wealth of beauty salons and treatment rooms available as well as treatments being offered (during term time) in the 'Dome' (which is part of the Buxton & Leek College) by students studying beauty therapy and Spa management.

Leisure Facilities

Buxton has a public swimming pool located cross the park from the Roseleigh, approximately 150 metres away.

Bedrooms

All the twin and double rooms are en suite. The en suites all have showers.

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- Bedroom 4** – Bay View Standard Double En Suite – Access 19 Steps
- Bedroom 5** – Bay View Standard Double En Suite – Access 19 Steps
- Bedroom 6** – Standard Double En Suite – Access 19 Steps
- Bedroom 7** – Flexi En Suite – Access 32 Steps
- Bedroom 8** – Flexi En Suite – Access 38 Steps
- Bedroom 9** – Flexi En Suite with Lake View – Access 38 steps
- Bedroom 11** – Flexi En Suite with Lake View – Access 38 steps
- Bedroom 12** – King Size Double En Suite – Access 38 Steps
- Bedroom 13** – Attic Single with separate private bathroom – Access 55 steps
- Bedroom 14** – Attic Flexi En Suite – Access 55 Steps
- Bedroom 15** – Attic King Size Double En Suite – Access 55 Steps

There is one single room – Room 13. The single room has its own separate private bathroom – located opposite the bedroom – (i.e. it is not en suite)

Tea and coffee facilities are provided in all rooms

All rooms also have a colour TV, radio, hair dryer, soap, shower gel and shampoo, towels and flannel

The beds are normally made with sheets and duvets (synthetic filling). The pillows also have synthetic filling.

Additional sheets and blankets can be provided if preferred – these should be specified before arrival.

Each room has a wardrobe, chest of drawers and mirror. All twin and double rooms have 2 arm chairs or a 2-seater sofa; the single room (room 13) has an arm chair.

Room 1

is located on the ground floor and can be made up as a twin room or a king-size double room. There is access from both sides of the bed and there is no foot on the bed. The en suite has a shower with grab rail, washbasin and toilet with grab rail.

Room 3 (there is no room 2)

is on the right-hand side on the first-floor landing. It can be made up as a twin room or a king-size double room. There is access from both sides of the bed and there is no foot on the bed. There is a washbasin in the room. The en suite has a shower and toilet.

Room 4

this is the second door on the right on the first-floor landing. The room has a large bay window and overlooks the lake and gardens to the front of the property and a second window to the side. It has a 4'6" double bed, which is accessible from both sides and there is no foot on the bed. The en suite contains a shower, toilet and washbasin. There is a small desk/dressing table.

Room 5

this is the second door on the left on the first-floor landing and has a large bay window which overlooks the lake and gardens to the front of the property. There is a kidney shaped dressing table. The bed is a 4'6" double with access from both sides and there is no foot on the bed. The en suite contains a shower, toilet and washbasin.

Room 6

this is the first room on the left on the first floor. The bed is a 4'6" double with access from both sides; there is a foot on the bed. There is a washbasin in the room. The en suite contains a shower and toilet.

Room 7

is on a landing half-way between the first and second floors (13 stairs up from the first landing). This room can be made up as a twin or a king-size double

room with access from both sides of the bed; there is no foot on the bed. The en suite contains a shower, toilet and washbasin.

Room 8

this room is the first door on the right on the second landing. This room can be made up as a twin or a king-size double room with access from both sides of the bed. The beds do not have a foot on them. There is a washbasin in the room. The en suite has a shower and toilet in it.

Room 9

is the second door on the right on the second landing. It has 2 windows – one to the front overlooking the lake and park, the other to the side. This room can be made up as a twin or a king-size double room with access from both sides of the bed; there is no foot on the bed. The en suite has a shower, washbasin and toilet in it.

Room 11

this is the second room on the left on the second landing. Its window overlooks the lake and park at the front of the property. This room can be made up as a twin room or a king-size double bed with access from both sides. There is no foot on the bed. The en suite contains a shower, toilet and washbasin.

Room 12

is accessed by the first door on the left on the second floor. The bed is a 4'6" double with access from both sides. There is no foot on the bed. There is a washbasin in the bedroom and the en suite contains a shower and toilet.

Room 13

this is accessed by the first door on the right on the third floor. It is a single room and is accessible from both sides. There is no foot on the bed. The private bathroom, which is for the sole use of this bedroom, is located across the landing (first door on the left on the third floor) 2.6 metres from the bedroom door. The spacious bathroom contains a shower, washbasin and toilet. A dressing gown is provided in the bedroom for discretion when using the bathroom.

Room 14

this room is accessed by the second door on the right on the third floor. It can be made up as a twin room or a king-size double bed with access from both sides. There is no foot on the bed/s. The spacious en suite contains a shower, washbasin and toilet.

Room 15

This room is accessed by the second door on the left on the third landing. It has a King Size double bed 5' x 6'6"

which is accessible from both sides and does not have a foot on it. There is a skylight window in the sloping ceiling in the bedroom and also in the spacious en suite which contains a shower, toilet and washbasin.

Grounds and Gardens

The Roseleigh overlooks the Pavilion Gardens and lake. The gardens cover over 12 acres with 3 lakes and the river Wye running through it.

Additional Information

Car Park

- The Roseleigh car park can accommodate 9 vehicles (subject to how they are parked) and is accessed from Hartington Road. As you turn into the car park you should bear to the right to access parking spaces. If further parking is required there are parking spaces on Hartington road which runs to the rear of the property. We do not allow parking at the front of the building to ensure access for emergency vehicles at all times and also to leave a clear view for our guests across the gardens and lake.

- There are fire extinguishers located on the landing area of all floors. In the event of a fire a loud fire alarm bell will ring. Please advise us if you have a hearing impairment and might not be able to hear this.

- The building can be evacuated via a fire exit on the second floor, or on the mezzanine floor between the first and second floors, or through the owners' accommodation on the first floor. There is also a ground floor exit through the kitchen.

-We do not permit smoking anywhere in the Roseleigh but you may smoke outside.

-We are happy to do our best in catering for special diets or any particular likes or dislikes. Please advise us of these before your arrival.

- We are happy to refrigerate any medication.
- Mobile phone reception at the Roseleigh is variable but generally OK. In some of the surrounding Peak District there is no signal. We request that guests do not use mobile phones in the dining room.

Contact Information

- Address: Roseleigh, 19 Broad Walk, Buxton, Derbyshire SK17 6JR
- Telephone: 01298 24904
- Fax: 01298 24904
- Email: enquiries@roseleighhotel.co.uk

- Website: www.roseleighhotel.co.uk

- Grid reference: 056733
- Local public transport numbers:
 - National Rail Enquiry Service 08457 48 49 50
 - Traveline 0871 200 22 33
- Local accessible taxi numbers: Allied Taxis 01298 72123

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

Phone 01298 24904

or

E-mail enquiries@roseleighhotel.co.uk