



BRYN TANAT HALL

Access Statement for Bryn Tanat Hall

Introduction

The Hall stands in 15 acres of gardens and grounds and dates back to the late seventeenth century with access to the front and rear of the Hall. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- We have a comprehensive web site, bryntanat.co.uk, and are also listed on english-country-cottages.co.uk and cottages4you.co.uk.
- Bookings / enquiries can be made via email, fax, and phone or through either English Country Cottages or Cottages 4 You.
- The nearest bus stop is at the top of the lane.
- The nearest train station is 12 miles away at Gobowen; there are accessible taxis at the station.
- There is delivery available from Tesco to the Hall please advise us of your requirements and we will have it unpacked and stored in the kitchen.

Arrival and Car Parking Facilities

- Luggage can be unloaded in the courtyard of the Hall.
- There is courtyard parking with additional car parking adjacent to the courtyard when cars number more than 6.
- The main entrance in the courtyard has 1 step – 21.0cm high, 140cm wide.
- The doorway of the main entrance is 96.0cm wide and the door is hinged on the left
- The entrance leading to the terrace has 1 step – 21.0cm high, 134cm wide.
- Parking is 10 metres away from main entrance.
- The hall is approached through an avenue of lime trees into a courtyard.
- Access to the main entrance is from chippings to sandstone slabs.
- Please advise if a ramp is required



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Terrace Doors

- The terrace doorway has a porch with 2 sets of double doors. Each set of double doors is hinged left and right.
- The outside doors have 1 step – 21.0cm high, 134cm wide. The inside doors are 112cm wide.

Public Areas – General (Internal)

- Corridor on ground level from lounge to bedrooms 9 and 10 – 87cm wide at its most narrow point under a window and 125cm wide at its widest point outside Room 9.
- Corridor on ground level from kitchen to laundry and downstairs cloakroom, also access to second staircase - 75cm wide at its most narrow point at foot of staircase.
- Interior decoration is to a high standard and in harmony with the history of the Hall.

Public Areas – WC

- There is a cloakroom adjacent to the Utility.

Dining Room

- The dining room has 2 doorways. One adjacent to the kitchen – 93cm wide, the other adjacent to a lounge – 73cm wide.
- Two tables accommodate a maximum of 22 people. The tables are adjustable and the dining room is set appropriately for the number of guests accommodating the Hall.
- Free space between the tables and the walls is 95cm and 2 metres between the tables.
- Chairs (all moveable) are the 'Wells' dining chair from Lloyd Loom.
- Flooring is original oak floorboards
- Fireplace decorative only.



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Lounges

- There are 2 lounges with further lounge seating in the Snooker room.
- Lounge accessed through the hall door – 88cm wide.
- Flooring is a twist pile carpet and engineered wood boards with rugs.
- Lounge seating is 4 generous 3 seat leather sofa's sprung for comfort and support. There are 2 footstools
- 4 oak nests of tables are lit by glass lamps with silk shades
- A further lamp illuminates a glass shelved recess where books, magazines and games are to be found.
- TV with teletext, DVD player and compatible with major games consoles.
- Open fire with chain mail curtains for its guard burns logs.
- Second lounge accessed from kitchen has 2 steps. Doorway is 85cm wide.
- Steps are 23cm high, 87cm wide with handrails on each side.
- Flooring is original oak floor boards with a Crucial Trading wool rug fitted close to the walls and finishes 77cm short of the fireplace.
- Lounge seating is 3 generous 2 seat traditional fabric sofa's.
- TV with teletext and DVD player housed in a walnut cabinet.
- Open fire burns logs

Snooker Room

- Snooker room accessed through door in second lounge.
- Door width 88cm.
- The lounge has 2 steps – 23cm high, 87cm wide with handrails on each side.
- The snooker table is full size and maintained to a high standard.
- The table is an antique and the pockets more challenging than today's tables.
- In a room off the snooker room without doors and with outstanding acoustics is a Beckstein baby grand piano tuned and maintained to a high standard.
- Seating is 2 generous 2 seat traditional fabric sofa's.
- Log burner with 2 glazed doors.



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Kitchen

- Kitchen is in the centre of the Hall from where you access the main staircase, the two lounges and dining room.
- Worktop height is 91cm.
- There are 3 ovens with drop down doors. One oven (housed with the microwave in a tall housing) can be accessed from either side. The height of the lowest shelf is 91cm. The 2 further ovens are in a tall housing and are accessed from the left. The height of the lowest shelf is 80cm.
- The sink is 91cm high with clear height above.
- 4 ring induction hob - 91cm high.
- Island, with inset down draft Gutman extractor with external motor, accommodates an induction wok and domino ceramic hob at 89cm high
- Glass breakfast bar or serving table is 95cm high.
- Generous worktop area
- 2 fridge / freezers - highest shelf in fridge 170cm, lowest shelf in fridge 91cm, highest drawer in freezer 70cm lowest drawer in freezer 27cm.
- 2 large 3 drawer units accommodate the cutlery and china while the glasses are accommodated in oak cupboards in the dining room.
- The kitchen inventory provides all the equipment necessary for the most ambitious chefs.
- The generous storage is in drawers which all soft close.
- Flooring is a Karndean decorative vinyl tile.
- At least 100cm between furniture and worktops
- Evenly lit with lights above worksurfaces

Laundry

- There is a front load washing machine.
- There is a tumble dryer.
- There is a bowl and a half sink.



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Shop

- There is a Spar shop in Llansantffraid
- There is a Cost Cutter in Llansantffraid
- There is Marks and Spencers, Sainsburys, Somerfield, Aldi and Iceland in Oswestry.
- Tesco will deliver to the Hall from Shrewsbury.

Leisure Facilities

- Snooker
- Piano
- Fishing
- Walking

Outdoor Facilities

- Play area for ball games

Conference and Meeting Rooms

- The Hall offers a perfect venue for private meetings, interviews and small exhibitions.
- Wireless internet.
- Projector and screen.
- Refreshments - morning coffee, afternoon tea and light lunches.

Bedrooms – Room Combinations

- Ground floor – 2 twin rooms
- First floor - 2 twin rooms and 5 double rooms
- Second floor with reduced height ceiling– 1 room with 2 built in double beds



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Bedrooms – General

- Antique beds
- Pocket sprung comfort mattresses
- Mattress and pillow protectors
- Goose feather and down or down feel non-allergenic cluster fibre pillows
- Generous non-allergenic duvets
- 400 white Egyptian percale bedding
- Cotton and modal blend towels
- All rooms lock from the inside

Bedrooms – Ground Floor

- **Room 9** door width 82cm
- Twin beds provided – 90cm
- Shared wet room with Room 10
- Beds can be moved to provide any required transfer space
- Bed height from floor 60cm
- Bed height cannot be adjusted
- Largest free space clear of doors and furniture 190cm x 130cm

- **Room 10** door width 74cm
- 3 steps from corridor up to bedroom – 21cm high, 22cm deep, 80cm wide, 16cm high, 22cm deep, 80cm wide, 16cm high, 22cm deep, 80cm wide.
- Twin beds provided – 92cm
- Shared wet room with Room 9
- Space between beds 75cm
- Space to left of left bed 155cm
- Space to right of right bed 55cm
- Bed height cannot be adjusted
- Largest free space clear of doors and furniture 150cmx120cm



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Bedrooms – First Floor

- Reached via 2 staircases.
 - **Main staircase** 15 steps with half landing after 5 steps -95cm wide, 26cm deep, 18cm high.
 - Wool stair runner
 - Handrail on left of stairs as you climb
 - **Second staircase** 11 spiral (turning) steps to small landing, 85cm wide, 18cm high, 22cm deep. 2 ways to leave small landing both with 2 straight steps to main landing – 75cm wide, 18cm high, 24cm deep.
 - No stair runner.
 - Handrail on left as you climb
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- **Room 1** - door width 73cm
 - 3 steps from landing to corridor – 81cm wide, 20cm high, 26cm deep
 - Shared bathroom with rooms 2 and 3
 - 4'6" double bed
 - Bed height from floor 66cm
 - Space to left of left bed 42cm
 - Space to right of right bed 120cm
 - Bed height cannot be adjusted
 - Largest free space clear of doors and furniture 120cm x 120cm
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- **Room 2** - door width 73cm
 - 3 steps from landing to corridor – 81cm wide, 20cm high, 26cm deep
 - Shared bathroom with rooms 1 and 3
 - 5'6" double bed
 - Bed height from floor 60cm
 - Space to left of left bed 105cm
 - Space to right of right bed 172cm
 - Bed height cannot be adjusted
 - Largest free space clear of doors and furniture 175cm x 280cm



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- **Room 3** - door width 73cm
 - 3 steps from landing to corridor – 81cm wide, 20cm high, 26cm deep
 - Twin beds provided – 92cm
 - Bed height from floor – 72cm
 - Shared bathroom with rooms 1 and 2
 - Space between beds 43cm
 - Space to left of left bed 47cm
 - Space to right of right bed 61cm
 - Bed height cannot be adjusted
 - Largest free space clear of doors and furniture – 170cm x 120cm
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- **Room 4** - door width 71cm
 - 5' double bed
 - Bed height from floor – 73cm
 - Space to left of bed – 90cm
 - Space to right of bed – 75cm
 - Bed height cannot be adjusted
 - Largest free space clear of doors and furniture – 177cm x 122cm
 - En suite shower – rim height 25cm, bifold doors 72cm, hand held shower on slider rail
 - En suite basin vanity
 - W/C with basin vanity on landing
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- **Room 6** - door width 92cm
 - Twin beds provided – 92cm
 - Shared bathroom with room 8
 - Space between beds – 10cm
 - Space to left of left bed – 48cm
 - Space to right of right bed – 50cm
 - Bed height cannot be adjusted
 - Largest free space clear of doors and furniture – 190cm x 200cm



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- **Room 7** - door width 86cm
 - 5' 6" double bed
 - Bed height from floor – 70cm
 - Space to left of bed – 88cm
 - Space to right of bed – 204cm
 - Bed height cannot be adjusted
 - Largest free space clear of doors and furniture – 204cm x 320cm
 - **En suite bathroom with shower**
 - Door width – 80cm
 - Bath height – 60cm
 - Built in shower, hand held shower on slider rail
 - Shower rim height – 22cm
 - Entrance to shower - door 64cm wide
 - Free space in bathroom free of doors and furniture 168cm x 200cm
 - Toilet seat height – 43cm
 - Space to right of toilet – 200cm
 - Space to left of toilet – 82cm
 - Decorative vinyl floor
 - Lock from the inside
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- **Room 8** - door width 83cm
 - 5'6" continental double bed
 - Bed height from floor – 45cm
 - Shared bathroom with room 6
 - Space to left of left bed 70cm
 - Space to right of right bed 140cm
 - Bed height cannot be adjusted
 - Largest free space clear of doors and furniture – 140cm x 130cm



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- **Room 5 - Second Floor - Ideally suited for children**
- Access from spiral staircase 12 spiral (turning) steps to small landing, 90cm wide, 20cm high, 20cm deep.
- Twist pile stair runner.
- Handrail on right as you climb
- Door width 80cm
- 2 built in beds – 5'
- Beds accessed from the side
- Bed height from floor – 57cm
- Bed height cannot be adjusted
- Largest free space clear of doors and furniture – 230cm x 190cm
- En suite shower, rim height 30cm, bifold doors 72cm, hand held shower on slider rail
- En suite basin vanity
- En suite w/c, seat height – 40cm, space to right of toilet 20cm, space to left of toilet – 20cm

Bathrooms and WC Shared

- **Ground floor wet room**
- Door width – 82cm
- No steps
- Open shower
- Toilet seat height – 43cm
- Space to right of toilet – 190cm
- Space to left of toilet – 23cm
- There are support rails available – 1 vertical next to the basin, 1 vertical to right of shower controls, 1 vertical to right of toilet, 1 horizontal to left of toilet.
- Slate floor
- Lock from the inside



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- **First floor Bathroom for Rooms 6 and 8**

- Door width – 70cm
- Antique bath
- Bath height – 67cm
- Built in shower, drencher head, hand held spray on slider rail, 4 body jets
- Shower rim height – 27cm
- Entrance to shower glass door 75cm wide
- Free space in bathroom free of doors and furniture – 110cm x 250cm
- Toilet seat height – 43cm
- Space to right of toilet – 90cm
- Space to left of toilet – 100cm
- Oak floor
- Lock from the inside

- **First floor Bathroom for Rooms 1, 2 and 3**

- Door width – 69cm
- Antique bath
- Bath height – 58cm
- Quadrant shower, hand held power shower on slider rail
- Shower rim height – 16cm
- Entrance to shower door 58cm wide
- Free space in bathroom free of doors and furniture – 200cm x 150cm
- Toilet seat height – 40cm
- Space to right of toilet – 26cm
- Space to left of toilet – 230cm
- Coir floor
- Lock from the inside

- **First Floor W/C – door width 70cm**

- Basin vanity with magnifying mirror and shaving socket
- Toilet, seat height – 45cm
- Space to right of toilet – 26cm
- Space to left of toilet – 24cm
- Oak floor
- Lock from the inside



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- **Ground floor W/C** – door width 68cm
- Basin
- vanity with mirror
- Toilet, seat height – 43cm
- Space to right of toilet – 55cm
- Space to left of toilet – 80cm
- Ceramic floor
- Lock from the inside

Grounds and Gardens

- 5 acres of gardens
- 10 acres of grounds
- Gardens are accessed by an undulating path or steps and at a numbers of points from the terrace
- Presides over magnificently landscaped gardens
- South facing sunny position overlooks the sloping terraced gardens which are magnificently landscaped and ideal for outside entertaining.
- The gardens are designed to complement the Hall and the ancient specimen trees in the grounds.
- Walk down to the riverside lawn and the paths and trees open out to reveal the house sitting imposingly beneath which the terraces are landscaped to include a spectacular fountain and thatched summer house.
- The grounds offer the perfect opportunity for ball games such as football, cricket, rounders and croquet.

Additional Information

- Information folder is produced in size 14 font and can be increased on request.
- Good mobile phone reception.
- Strictly no smoking unless in the under cover designated area where an ashtray is provided
- Refuse to be placed in black bags and given to the owner for disposal.
- Recycling centre for plastic, bottles and paper on the village car park in Llansantffraid.
- Bryn Tanat Hall has a septic tank and as such is unable to accept foreign objects.



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Contact Information

- Bryn Tanat Hall, Llansantffraid-ym-Mechain, Powys, SY22 6BA
- Tel: 01691 828 266
- Fax: 01691 661 406
- Mob: 07967 184 760
- Email: relax@bryntanat.co.uk
- Web: www.bryntanat.co.uk

We welcome your feedback to help us continuously improve. If you have any comments, please tell us or email relax@bryntanat.co.uk.