



BRYN TANAT HALL

ACCESS STATEMENT

Introduction

The Hall stands in 15 acres of gardens and grounds and dates 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
- The nearest train station is Welshpool 11.4 miles and Gobowen 12 miles; there are accessible taxis at the stations. From Welshpool you can travel to London Euston with one change at Birmingham.
- There is delivery available from Tesco, Sainsbury's and Asda to the Hall.

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

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 11 and 12 – 87cm wide at its most narrow point under a window and 125cm wide at its widest point outside Room 11.
- Corridor on ground level from kitchen to Larder 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.
- There is a cloakroom adjacent to the Larder.

Dining Room

- The dining room has 2 doorways. One adjacent to the kitchen – 93cm wide, the other adjacent to a lounge – 73cm wide.
- One elliptical table for up to 14 people.
- Fireplace decorative only



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Terrace Room

The terrace room has 3 external double doorways and one external single doorway.

- Internal door into terrace room w84cm h197cm
- Room long 12m
- Room Wide 6m
- Terrace external doors x 3 Open w165cm h197cm with individual keys
- Additional external door w 85cm h197cm
- Table seating 28 L6m W120cm H75cm
- Free space around banquet style table 140cm
- Events 5' round tables and seating for up to 60 people

Terrace Room cloakroom – door width 74cm

- Basin height 84cm
- vanity with mirror
- Toilet, seat height – 43cm
- Space to right of toilet – 24cm
- Space to left of toilet – 74cm
- Open floor space 140cm x 120cm
- Ceramic floor
- Lock from the inside

Living Room

- Accessed through the hall door – 88cm wide.
- Flooring is a twist pile carpet and engineered wood boards with rugs.
- Seating comprises 4 generous 3 seat leather sofa's sprung for comfort and support. There are 2 footstools
- 3 side 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 SKY and compatible with major games consoles.
- Open fire with chain mail curtains for its guard burns logs.

Lounge

- 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.
- Open fire burns logs



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Snooker Room

- Snooker room accessed through door in 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 Boudoir Grand Piano tuned and maintained to a high standard.
- Seating is 2 generous 2 seat traditional fabric sofa's.

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.
- Two sinks at 91cm high with clear height above.
- 4 ring induction hob - 91cm high.
- Re-circulating extractor fan
- Island, with re-circulating extractor fan accommodates two domino induction hobs at 89cm high
- Generous worktop area
- One single door commercial freezer 1400x800
- One double door commercial fridge 600x800
- One commercial plate warming hot cupboard
- 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.
- Evenly lit with lights above work surfaces

Laundry

In own building across the courtyard

- Three front load washing machines.
- Three front load tumble dryers
- Belfast sink

Shop

- Spar shop in Llansantffraid
- Cost Cutter and fuel station in Llansantffraid
- Marks and Spencer's, Sainsburys, Morrisons, Aldi, Lidl and Iceland in Oswestry.
- Tesco, Sainsburys and Asda will deliver to the Hall from Shrewsbury.



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Leisure Facilities

- Snooker
- Spa room with hot tub
- Games room with American pool table, air hockey and table tennis
- Piano
- On-site Treatment Room offering body and massage treatments and facials.

Outdoor Facilities

- Outdoor games court for tennis and football
- Grassed football pitch on field
- Fishing
- Walking
- Croquet
- Rounders

Conference and Meeting Rooms

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

Bedrooms – Room Combinations

- Ground floor – 1 twin room and 1 double or twin room
- First floor - 4 double rooms and 2 twin rooms and 3 double or twin rooms
- Second floor – 1 double with reduced height ceiling
and the Leslie suite comprising 1 twin room with 2 built in single beds and 1 double room

Bedrooms – General

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



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Ground Floor

Bedroom 11

- Door width 82cm
- Twin beds provided – 90cm
- Shared wet room with Room 12
- 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

Bedroom 12

- 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 11
- 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

Ground floor wet room shared with bedrooms 11 and 12

- 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

Reached via 3 staircases

- **Main staircase** 15 steps with half landing after 5 steps – Each W95cm D26cm H18cm
- Wool stair runner
- Handrail on left of stairs as you climb

- **Second staircase** 11 spiral (turning) steps to small landing, each W85cm H18cm D22cm. 2 ways to leave small landing both with 2 straight steps to main landing – W75cm wide, H18cm, D24cm.
- No stair runner.
- Handrail on left as you climb

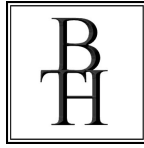
- **Third staircase** 13 steps each W82cm H18cm D19cm, accessed from the corridor by rooms 11 and 12. Leads up to a landing 83cm wide leading to two steps up to next landing area 85cm wide, 53cm length 16cm deep.
- Handrail on right as you climb
- Stairs carpeted

Bedroom 1

- Door width 73cm
- 3 steps from landing to corridor – 81cm wide, 20cm high, 26cm deep
- Shared bath and shower room with bedrooms 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

Bedroom 2

- Door width 73cm
- 3 steps from landing to corridor – 81cm wide, 20cm high, 26cm deep
- Shared bath and shower room with bedrooms 1 and 3
- 1 super king bed **OR** 2 twin beds
- 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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Bedroom 3

- Door width 73cm
- 3 steps from landing to corridor – 81cm wide, 20cm high, 26cm deep
- Twin beds only provided – 92cm
- Bed height from floor – 72cm
- Shared bath and shower room with bedrooms 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

First floor Bath and Shower room 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

Bedroom 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

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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Bedroom 6

- Door width 92cm
- 1 super king bed OR 2 twin beds provided – 92cm
- Space to left of left bed when set as twin room– 48cm
- Space to right of right bed when set as twin room – 50cm
- Bed height cannot be adjusted
- Largest free space clear of doors and furniture – 190cm x 200cm

Private bathroom

- 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

Bedroom 7

- Door width 86cm
- 1 super king bed **OR** 2 twin beds
- Bed height from floor – 70cm
- Space to left of bed when set as super king – 88cm
- Space to right of bed when set as super king– 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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Bedroom 8

- Door width 78cm
- 5'6" continental double bed
- Bed height from floor – 60cm
- Space to left of left bed 87cm
- Space to right of right bed 77cm
- Bed height cannot be adjusted
- Largest free space clear of doors and furniture – 110cm x 230cm

Private Bathroom

- Door width – 75cm
- Bath – 149cm x 61cm
- Bath height – 56cm
- Shower over bath
- Shower rim height – 194cm
- Free space in bathroom free of doors and furniture – 82cm x 73cm
- Toilet seat height – 44cm
- Space to right of toilet – 68cm
- Space to left of toilet – 28cm
- Tiled floor
- Lock from the inside

Bedroom 9

- Door width 76cm
- 5'6" continental double bed
- Bed height from floor – 60cm
- Space to left of left bed 83cm
- Space to right of right bed 44cm
- Bed height cannot be adjusted
- Largest free space clear of doors and furniture – 155cm x 163cm

En suite shower room

- Step up into bathroom from room – 10cm
- Door width – 81cm
- Open built in shower, 123cm x 79cm
- Shower rim height – 199cm
- Entrance to shower – 79cm
- Free space in bathroom free of doors and furniture 90cm x 106cm
- Toilet seat height – 48cm
- Space to right of toilet – 79cm
- Space to left of toilet – 23cm
- Tiled floor
- Lock from the inside



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Bedroom 10

- Door width 76cm
- Two twin built in single beds
- Bed height from floor – 66cm
- Space to left of left bed 130cm
- Space to right of right bed – no space the beds are against the wall
- Bed height cannot be adjusted
- Largest free space clear of doors and furniture – 470cm x 130cm
- **En suite shower room**
- Door width – 76cm
- Step up into shower – height 27cm
- Open built in shower, 87cm x 117cm
- Shower rim height – 208cm
- Entrance to shower – 80cm
- Free space in bathroom free of doors and furniture 82cm x 100cm
- Toilet seat height – 45cm
- Space to right of toilet – 30cm
- Space to left of toilet – 30cm
- Tiled floor

Second Floor

Bedroom 5

- Access from private spiral staircase 12 spiral (turning) steps to small landing, W90cm H20cm D20cm.
- Twist pile stair runner.
- Handrail on right as you climb
- Door width 80cm
- 1 king size bed
- Bed height from floor – 57cm
- Bed height cannot be adjusted
- Largest free space clear of doors and furniture – 180cm x 180cm
- 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



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Leslie Suite – Ideal for families

Oboe

- Door width 76cm
- Access from private staircase 13 steps each W82cm H18cm D19cm, accessed from the corridor by room 10. Leads up to a landing 83cm wide. Handrail on left as you climb. Stairs carpeted
- Two twin built in single beds
- Bed height from floor – 66cm
- Space to left of left bed 130cm
- Space to right of right bed – no space the beds are against the wall
- Bed height cannot be adjusted
- Largest free space clear of doors and furniture – 470cm x 130cm
- Jack and Jill shower room

Leslie Suite – Cello

- Door width 76cm
- Access from private staircase 13 steps 19cm deep, 82cm wide accessed from the corridor by room 10. Leads up to a landing 83cm wide. Handrail on left as you climb. Stairs carpeted
- 5'6" continental double bed
- Bed height from floor – 65cm
- Space to left of bed 87cm
- Space to right of right bed 40cm
- Bed height cannot be adjusted
- Largest free space clear of doors and furniture – 3mx2m
- Jack and Jill shower room

Jack and Jill shower room for the Leslie suite comprising Cello and Oboe

- Door width – 76cm
- Built in shower, 85cm x 95cm
- Shower rim height – 208cm
- Entrance to shower – 70cm
- Free space in bathroom free of doors and furniture 82cm x 130cm
- Toilet seat height – 45cm
- Space to right of toilet – 20cm
- Space to left of toilet – 30cm
- Karndean floor
- Lock from the inside

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



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SPA

Gym

- Sliding access doors
- Internal door width connecting to hydrotherapy and sauna – W83cm
- Largest free space L410cm x W350cm

Gym changing room

- Door width – 82cm
- Toilet seat height – 45cm
- Space to the right of toilet – 27cm
- Space to the left of toilet – 30cm
- Shower wet room door width – 57cm
- Shower wet room – L142cm x W85cm

Hydrotherapy and Sauna

- Sliding access doors
- Internal door width from games room– 138cm
- Bench with robe hooks over H58cm L 390cm
- Open shower area by hot tub H183cm W116cm
- Largest internal free space L160cm W177cm

Hydrotherapy Tub

- For up to 10 people
- Accessible by two steps W60cm H50cm D50cm
- Handrail on left (when climbing out)

Far Infrared Sauna

- 2 person
- Bluetooth sound system
- Chromatherapy

Hydrotherapy and Sauna changing room

- Door width – 83cm
- Bench with robe hooks over height – H46cm L330cm D40cm
- Changing area – 366cm x 137cm
- W/C door width – 83cm
- Toilet seat height – 45cm
- Space to the right of toilet – 42cm
- Space to the left of toilet – 35cm
- Shower wet room door width – 83cm
- Shower wet room – 117cm x 200cm

Games room

- Sliding access door
- Games include, table tennis table, American pool table and air hockey
- Games room can be set up for informal meetings with wall mounted screen for presentations
- W5.3m x L6m



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Grounds and Gardens

- 5 acres of gardens
- 10 acres of grounds
- Gardens are accessed by an undulating path 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 charming 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 is available in each bedroom
- 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.
- We recycle cans, glass, plastics and cardboard and provide appropriate bins for guests to use.
- Bryn Tanat Hall has a septic tank and as such is unable to accept foreign objects.

Contact Information

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