

Access Statement for The Bower

Introduction

"The Bower" is a fully converted, self-catering annexe of "Hill Barn". It is a mile west of historic Lyme Regis. It sits on the borders of Devon and Dorset with its own garden and an enclosed patio.

We have tried to provide as much information as possible in this statement, if you have any queries please do call.

Pre-Arrival

- We have a website – www.lymeregis-accommodation.com
- Bookings / enquiries can be made via email, post or telephone
- The nearest bus stop is a level five-minute walk away at Ware Cross junction
- The nearest train station is 6 miles away in Axminster; there are accessible taxis at the station
- We can provide information in large print on request

Arrival and Car Parking Facilities

- There is a level, gravel parking area adjoining The Bower entrance
- Car park area and Bower entrance are well lit
- Entrance to The Bower is along a level concrete alley to an outer door 97cm wide with 20mm threshold. Beyond the outer door is a level, tiled, enclosed porch area with The Bower front door to the right. Door width 72cm wide

Living / Dining Room

- The living room has one two-seater settee and one easy chair both armed (sitting height 46cm from floor)
- The dining table is a round gate-leg table - 63cm from floor to lowest point of table (under-space) and 106cm diameter.
- Three dining chairs, two in living/dining room and one in bedroom. Cushioned seats with no arms. Sitting height 46cm from floor.
- Flooring is short pile carpet in light brown with one rug placed before the gas fire.
- Furniture and fittings all non-feather
- Furniture and fittings all moveable
- TV/DVD with remote control

Kitchen

- Entrance to kitchen up one step 18cm high from living/dining room. Open entrance 76cm wide
- Worktop height 92cm
- Electric oven including grill with pull-down door, height of lowest shelf 40cm.
- Hob is Electric Induction and 92cm high

- Sink is 92cm high with cupboard below
- Integrated front-loading washing machine below draining board
- Slate tile flooring
- 120cm free space between worktops
- Well lit with spotlights above work surfaces
- Fridge freezer with highest shelf in freezer 118cm and highest shelf in fridge 83cm

Grounds and Gardens

- Entrance to enclosed level, grassed area via kitchen back door (70cm wide with threshold 60mm high)
- Patio area 3m x 3.4m with patio table and two chairs. All furniture movable

Bedroom

- Entrance through doorway from kitchen 63cm wide
- Double or twin beds provided – either twins at 3ft each or 6ft double
- Bed height 59cm floor to top of mattress.
- Feather duvets with feather or non-feather pillows as required
- Poly Cotton bed linen
- En-suite shower room
- Largest space available to left or right of bed is 1m
- Bed is moveable if greater space is needed one side
- Flooring is short pile carpet in light brown

Shower room and WC (En-suite)

- Door width 55cm
- Shower cubicle with grab rail 117x63cm – tray height 14cm. Thermostatic shower with adjustable riser-rail and flexible hose.
- Shower stool available on request
- Free space in bathroom 45x233cm
- Toilet seat height 43cm
- Basin vanity unit 87cm high with monobloc mixer tap, cupboard under
- Slate tile flooring

Additional Information

- Information / welcome folder provided and produced in size 12 font. Can be in larger print on request
- Good mobile phone reception
- WiFi
- Evacuation procedure in information pack. Please inform owner of individual requirements in case of evacuation.
- Evacuation point is to the bottom of main house garden – a level, grassed walk from The Bower
- Electricity consumer unit located in adjoining garage
- Water “shut off” in hallway in main house.

Contact Information

- Address: The Bower, Hill Barn, Gore Lane, Uplyme, Lyme Regis, Dorset, DT7 3RJ
- Telephone: 01297 445185 or Mobile 07932 186060
- Email: hal@lymeregis-accommodation.com
- Website: www.lymeregis-accommodation.com
- Hours of business: 9.00am – 8pm all week

Future Plans

- Ongoing property maintenance

We welcome your feedback to help us continuously improve. If you have any comments please:

**Phone 01297 445185 or 07932 186060
email: hal@lymeregis-accommodation.com**