



ACCESS STATEMENT

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

INTRODUCTION

We are situated in Morcombelake in Dorset in an area of outstanding natural beauty. We are 5 miles from Bridport and 3 miles from Lyme Regis. We are an approximate one and a half mile walk away from the Jurassic coastline and the Golden Cap, the highest point on the south coast of Britain. We are a 10 minute drive away from Axminster train station with regular trains to London Waterloo. We are situated just off the A35, tucked away down a small lane. There is a regular bus service on the A36 to Bridport, Dorchester, Weymouth and Poole in one direction and Lyme Regis and Axminster in the other.

We have three bedrooms, all on the first floor. Our ensembles all have walk in showers. We do our best to use local products whenever possible and to cater for our guests dietary needs and we ask guests to advise us in advance if they have particular dietary requirements.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01297 489475 or email info@halsonsbedandbreakfast.com.

PREARRIVAL

- For full details of how to find us please visit our website at www.halsonsbedandbreakfast.com. Alternatively you can plan your journey by car or public transport using a journey planning website such as the AA or RAC. Simply add your postcode, your means of transport and our postcode which is DT6 6EA to get directions.
- The nearest train station is Axminster which is an approximate 10 minute drive away. If you require a taxi from the station please contact us prior to your visit on either 01279 489475 or at [www.info@halsonsbedandbreakfast.com](mailto:info@halsonsbedandbreakfast.com).
- The nearest bus stop is approximately 3 minute walk away from the B&B. Please ask the driver to drop you at the Artwaves West Art Gallery stop.

CAR PARKING AND ARRIVAL

- There is a parking area sufficient for 3/4 cars. We ask our guests to park considerately so all guests can take advantage of the parking.
- The driveway is gravelled. Once parked guests are directed along the lane in front of the house to a single wrought gate leading onto a path up to the double front doors which both have lever handles.
- There is 1 step up as you enter the gate and 5 steps up a small gradient to the front doors. The path is made of old flagstone and is slightly uneven.
- There is lighting on the driveway and along the lane to the gateway access. There is outside lighting adjacent to the front doors.
- The distance from the driveway to the front doors is approximately 45 metres.
- There is 1 step as you enter through the front doors into the hallway.
- Assistance can be given with luggage.

WELCOME AREA

- Guests are welcomed in the hallway which is level throughout.
- Seating is available in the lounge on sofas if required. The flooring is Amtico vinyl flooring in the hallway and wooden flooring in the lounge with one large rug.

- Both areas are well lit during the day and with ceiling lights and lamps at night.
- Guests are shown the dining room, lounge and their bedroom. Luggage can be carried to the bedroom.
- Tea and coffee are offered on arrival, either in the lounge, on the patio or in the bedroom depending on guests' preference.

BEDROOMS

- All three bedrooms are on the first floor accessible up a straight flight of 13 stairs.
- The twin bedroom is accessible down three steps and the ensuite for this room is accessible up three similar steps on the other side of the bedroom. The bedroom and steps are carpeted, the ensuite has Karndean vinyl flooring.
- The other two bedrooms have king size beds. They both have the original polished wooden floors with rugs. Where possible the rugs have been secured to the floor
- The first of the two is 3 steps from the top of the stairs and there is no step into the room. There are four rugs, one on either side of the bed, one as you enter the room and one in front of the wardrobe.
- The ensuite floor is level with the bedroom floor and is fitted with Karndean vinyl flooring.
- The third bedroom is 4 steps from the top of the stairs. There are two rugs in the room, either side of the bed.
- The ensuite is accessed through a small lobby area which is carpeted and the ensuite also has Karndean vinyl flooring which is level with the rest of the room.
- The beds in all rooms are bed frames with mattresses. They range from 25 to 27 inches from the top of the mattress to the floor.

BATHROOMS, SHOWER ROOMS & TOILETS (ENSUITE OR SHARED)

- All bedrooms have ensuite bathrooms.
- The ensuite in the twin room is accessed via three carpeted steps. The other two ensuites are level with the bedroom floor.
- Each ensuite has a walk in shower. In the two king size rooms the shower is almost level with the floor, just the small lip of the shower tray.
- In the twin room there is a small step of 5 inches to step into the shower.
- All showers have both overhead showers and handheld options. They are designed to be easy to use.
- The basins and toilets are all standard heights. The basins all have single lever taps.
- All are well lit with overhead spot lights.
- There are no baths.

PUBLIC AREAS - HALLS, STAIRS, LANDINGS, CORRIDORS

- All public areas are well light using a combination of ceiling lights and lamps.
- There is short pile carpet on the stairs and landing.
- There is Amtico vinyl flooring in the hall.
- There are wooden floors in the dining room and lounge. The lounge also has a large rug.
- There is a continuous flight of stairs to the first floor with a handrail on one side and the wall on the other.

PUBLIC - AREAS LOUNGE

- The lounge is on the ground floor with a slight step of 3 inches from the hall into the lounge.
- There is a door from the lounge onto the outside patio and the front garden.
- There is an adjoining door into the lounge which is level on the lounge side and a step of 2 1/2 inches down into the dining room.
- The room has a mixture of sofas, coffee table and side tables.
- There is a wood burning stove that may be used on cooler days.
- Lighting is natural daylight and a ceiling light and lamps when daylight is not sufficient.

DINING ROOM

- The dining room is on the ground floor and has a small lip to step over on entry.
- There is wooden flooring throughout.
- There is a single door out into the patio and garden.
- There is an adjoining door into the lounge which is accessed up one wooden step (2 1/2 inches).
- Lighting is natural daylight and a ceiling light and lamps when daylight is not sufficient.

GARDEN

- There is a walled garden around the whole property.
- Guests have access to the front garden which has a patio and is lawned with flower beds.
- There is a large tree which provides shade on warm days with a wooden bench and small table.
- The patio is accessed via the doors out of the lounge and dining room or via the path leading to the front doors.
- The patio is paved and has table and chairs for guest use.

ADDITIONAL INFORMATION

- We have a set of evacuation procedures which are on display in the bedrooms. Should you require assistance someone will come to your room.
- We have emergency lighting on the landing/stairs and over the front doors, which will come on in the event of an emergency.

CONTACT INFORMATION

Address:

Halsons Bed and Breakfast
The Green
Morcombelake
DT6 6EA

Telephone: 01297 489475

Email: info@halsonsbedandbreakfast.com

Website: www.halsonsbedandbreakfast.com

We welcome you to Halsons Bed and Breakfast and look forward to your stay.

