

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.

## **Access Statement for Mellstock House**

### **Introduction**

Mellstock House is a guest house offering bed, breakfast and evening meals in the village of Combe martin, located on the North Devon coast and on the edge of Exmoor National Park. The town of Ilfracombe is 5 miles away and Barnstaple 11 miles. We are situated 200metres from the beach via a gradual ascent on even pavement. It is the perfect location to explore North Devon; scenery, local houses and gardens, attractions or the South West Coast Path. We have 5 bedrooms; two on the first floor and three on the second floor.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01271 882 592 or email [enquiries@mellstockhouse.co.uk](mailto:enquiries@mellstockhouse.co.uk).

### **Pre-Arrival**

- For full details and maps of how to reach us please see the directions section on our website. Alternatively, you can plan your journey by car or public transport using [www.transportdirect.info](http://www.transportdirect.info); simply enter your postcode and ours which is EX34 0AR to get directions.
- The nearest railway station is Barnstaple, 11 miles away and there is a bus service from Combe Martin to the nearby towns of Ilfracombe, Barnstaple and Lynton: the bus stop being only 100 metres away. There is also a taxi firm based in the village.
- Should you require any information about our guest house in large print we will be able to send it via e mail or post.

- The nearest shopmobilty and wheelchair accessible taxi service is Barnstaple

### **Car Parking and Arrival**

- We have parking for 3 cars adjacent to the property. 100 metres down the road there is free parking subject to availability and car park facilities with payment machines.
- Guests can be dropped off from the road where there is level access to the drive and a 2 1/2" (6.5cm) step at the front door. There is always help available for luggage.
- There is also access directly into the bar area via a small threshold where wet clothes/boots can be removed in comfort. Boot trays and drying room available.
- There is good lighting outside both access areas

### **Welcome Area**

- Guests are welcomed in the hallway/bar, which is tiled/carpeted and level throughout and where they are asked to register.
- Guests are shown where the communal facilities are and how to contact us during their stay.
- Seating is available in the bar with cushined chairs, with and without arms
- There is good overhead and wall lighting throughout.
- On the first landing we have details available for local attractions/places to eat and will find out on request what disabled facilities are available

### **Bedrooms**

- On the first floor is a double room with a king size bed and a two room suite with a superking or twin bed availability and a 4' sofa bed with a sprung mattress 16"-41cm high. (all other beds

- are 21"-54cm high) There is a 1" threshold from living area to the bedroom area.
- On the second floor are 2 double rooms and a superking/twin room
  - There are fitted carpets throughout (with a rug in the king size room)
  - All rooms have ceiling and bed side lights and a clock radio.
  - Hairdryers and guest trays are available
  - Each room has a wardrobe, chest of drawers with a mirror over, radiators and seating, (varied with/without arms) television and DVD with sub titles..
  - The bedding is man-made fibre not feather.

### **Bathrooms, Shower-rooms & Toilets (Ensuite or Shared)**

- All rooms are en-suite with wash hand basin, toilet and shower facilities with laminate flooring.
- Access to the en-suite facilities is level throughout except the two room suite where there is a 1" threshold.
- All toilet heights are approx 16"-41cm
- Access to all showers is via a step of approx 6" (15cm)
- The en-suite rooms are well lit with a centre light and shaving light over the mirror.
- By 2012 all en-suites will have radiators

### **Public Areas - Halls, Stairs, Landings, Corridors**

- The hall is tiled and well lit leading to carpeted stairs and landing also well lit. There is one wooden bannister rail on the right ascending all stairs.

### **Public Areas - Lounge**

- The bar area is carpeted and level throughout with level access from the hall
- Furniture comprises: coffee tables, cushioned chairs (with/without arms, height 16"-42cm), bar stools and television (sub titles available)
- Well lit with centre and wall lights and large patio doors

### **Dining Room**

- There is level access to the dining room from the hallway. The flooring is floorboards and the room is well lit with centre and wall lights and large patio doors
- The layout is separate table and chairs per room; chairs cushioned without arms
- We are able to cater for gluten free, coeliac, dairy free and vegetarian with advanced notice for breakfast and evening meals.
- Breakfast is a combination of buffet and table service but we are able to provide full table service if needed. Evening meals are table service

### **Additional Information**

- There are full details of fire evacuation in all the rooms/areas in a number of languages. Available in large print on request
- The owner is a fully qualified healthcare professional.
- We are unable to accommodate wheelchair dependent guests but are able to store transit wheelchairs and assist with mobility and accommodate walking aids
- The main doors to the property and rooms are 29"-75cm wide and therefore suitable for walking frames.
- We are able to store and charge up mobility scooters and electric wheelchairs on request.
- Details of local GP surgery, out of hours doctors and A and E departments are available on our notice board in the hallway

## **Contact Information**

Address (Inc postcode): Mellstock House Woodlands Combe Martin  
Devon EX34 0AR

Telephone: 01271 882 592

Email: [enquiries@mellstockhouse.co.uk](mailto:enquiries@mellstockhouse.co.uk)

Website: [www.mellstockhouse.co.uk](http://www.mellstockhouse.co.uk)