

Acorns of Lyndhurst

Tel: 02380-284559



14th September 2011

Access statement for: Acorns of Lyndhurst
6 Shrubbs Hill Gardens, Lyndhurst, SO43 7DL.

We have WIFI access for all guests that bring their own laptop.

There is a very good bus service from the main car park in Lyndhurst which is a 2 minute walk away.

There are very good train links to either Brockenhurst or Ashurst which are both 4 miles away.

There are taxi's available in the surrounding area.

Southampton is 10 miles away, Bournemouth is 25 miles away and Lymington is 8 miles away.

There are ferry services from Lymington, Southampton, Hythe and Portsmouth.

The car park is situated to the side of the property and has spaces for 2 cars. Sorry, but no spaces can be reserved.

There is also overflow parking at the side of the property in Dearing Close and Great Mead, it is safe with no restrictions.

The drive is currently a work in progress and is just compacted hardcore.

There is access to all sides of the vehicle once parked.

There is a sign next to the front door with a contact number and a door bell.

The access to our property is from Shrubbs Hill, turning into Shrubbs Hill Gardens and our drive is at the bottom of the gravel track on the right hand side. From the drive you need to walk back up the gravel drive until you get to a low picket wooden gate on your left. This leads into the storm porch and then up to the front door. There is 1 small step (5.5 inches high) and a threshold at the front door.

Entrance to the property is via a storm porch which leads to the front door (side hung, partial glazed / timber construction) which is always locked. Entrance is by ringing the doorbell and being invited in to the hall / reception area.

The guest accommodation is all on the first floor and the breakfast room is on the ground floor. This can be used as a seating area away from the bedroom, overhead ceiling light and lamp and a timber door.

A guided tour of the guest's room and breakfast room is done on arrival

As we are a small B&B, the property isn't permanently staffed however a contact number is always displayed when the property is empty and at all other times we are accessible.

The hall has a tiled floor with partial glazed / timber doors and overhead ceiling lights and lamps. The lamps are left on 24/7 for guests comfort & visibility. This then leads to the breakfast room via a timber door and also the staircase.

Staircase is carpeted, consisting of 15 steps, with the first 3 gradually winding up into a straight climb with hand rails on both sides, overhead ceiling lights and lamp (on 24/7) There is a night light positioned at the top of the stairwell which also doubles up as a torch in the event of fire or power failure.

All accommodation is on the 1st floor and all have timber doors with mortice style key locks.

Hall and reception is 34 inches widening under the stairs to 74 inches x 126 inches long. Due to the narrow area, access is limited.

Hall flooring is tiled, leading into breakfast room which is treated floorboards. Timber door, overhead ceiling light and a lamp that is on 24/7 for guests comfort.

There is a fridge for guests use.

We do not have any rooms suitable for guests who cannot negotiate 15 stairs. The property does not allow for a downstairs bedroom.

All rooms are carpeted and have at least 1 comfortable chair. All have tea / coffee making facilities with a cordless kettle, digital alarm clocks, TV's with remote control and TeleTex and a hairdryer.

They all have a main ceiling light and also side lamps for reading.

Access to all rooms is flat carpeted surface from top of stairs and into all rooms. All bedroom doors lead out to the top of the stairwell and a night light is located at the top of the stairwell.

In the event of fire the main alarm will sound and alert all hearing guests. The owners will do a check on all guests before leaving the premises.

The only guest's fridge is located in the guest's breakfast room and is used by all guests.

All rooms have en-suite facilities with tiled flooring, extractor fans, overhead spot lights and side hung door. The showers all run off mains pressure with thermostatic fittings.

The Allium room has a bath with separate hot & cold non thermostatic taps, low level WC and wash basin with separate hot and cold taps.

We have a small practical garden for all guests to enjoy. It has a bench style seat, and is predominantly hard concrete and bark surfaces with some flower borders. The concrete is flat but can still be slippery in winter.

As we are a small house the evacuation procedure is simple. On hearing the fire alarm, vacate your room, at the top of the stairwell there is 1 nightlight that is battery backed up so even if there is a power failure it will still work (it can even be used as a torch - it has a detachable top light). Proceed down the stairs and out the front door and gather on the gravel track until Mel & Fred have done a headcount. Then proceed down to No..... Dearing Close. There is a copy of the procedure in your welcome packs.

When we are in the house we are always available to help or assist in anyway.

Our normal policy is strictly no pets, however we will accept service dogs.

We operate a strict no smoking policy, and anyone found smoking will be asked to pay up in full and vacate immediately.

There is a fridge in the breakfast room for everyone to use.

Emergency call procedure is notify Mel & Fred first if we are in the building, otherwise if you have a mobile call 999.

Our short term future plans are to change the driveway to block paving and try to rework the access from the front door into the hall / recreation area.

In the long term we are applying for planning permission to increase our accommodation.

Please contact us if you require any further information.

Mel & Fred