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 Primrose Brae

Introduction

Primrose Brae is ideally located within the heart of the town yet set back on a quiet road it is within sight of the sea, less than 5 minutes walk from the beach and harbourside inns.
Primrose Brae is a light, spacious, well-equipped 3-storey house. There are 3 bedrooms on the top floor sleeping up to 6 people, with 2 double beds, 2 bunk beds & a cot.
If you have any queries please call 07811-568808 or email phbwilm@hotmail.com.

We look forward to welcoming you. If you have any queries or require any assistance please phone 07811568808 or email phbwilm@hotmail.com.

Pre-Arrival

- For full details of how to reach us see our website http://www.combe-martin.net/primrose-brae-how-to-find-us.shtml
- The nearest railway station is in Barnstaple, 14 miles away
- Bus no.3 runs frequently from Barnstaple to Combe Martin except on Sundays & stops on Borough Rd (the main road through the village) at the bottom of Hangman Path

Key Collection, Welcome and Car Parking

- The key for the door is in a coded key safe - details of location and code will be sent to you by us prior to your holiday

- One car can be parked on the sloping tarmac drive outside the garage. It is possible to park a second car across the bottom of the drive

Entrance to Property

- There is a step up to the front door.
- The front door is 930mm/36.6ins wide
- A sloping drive leads through the side gate upwards to the back garden where there are 2 steps up to the kitchen door.
- The gate opening is 770mm/30.5ins wide. The kitchen door is 790mm/31ins wide

Halls, Stairs, Landings, Passageways

- There are 2 flights of stairs, the first leading from the hall to the living area & the second from the living area to the upper floor.
- Both flights of stairs have handrails
- The stairs are 900mm/35.5ins wide
- The hall is linoleum, the stairs & landings are carpeted.
- The downstairs hall has doors into the garage & downstairs cloaks.
- The middle landing has doors to the kitchen, lounge & storage cupboard
- The top landing has doors to 3 bedrooms, bathroom & 2 large storage cupboards
- There is a wooden guard rail on the top landing

Sitting Room/Lounge

- The lounge is on the middle floor
- It is carpeted

- It has a 3-seater leather sofa, leather armchairs, footstools & several low tables & a bookcase with a selection of books. All furniture is moveable
- The door from the landing is 760mm/30ins wide
- There is a fireplace with a gas fire
- There are several wall lights & floor lamps
- There is a widescreen TV with remote control & DVD player. The TV receives all the usual freeview channels
- Patio doors open onto the balcony which overlooks the combe & has some wooden patio furniture. There is a wooden guard rail around the balcony

Dining Room

- The dining room has a dining table & chairs
- It is carpeted
- It opens off the lounge and also has a door onto the back garden
- The door between the lounge & dining room is 760mm/30ins wide
- There is a wooden unit full of games & jigsaws for the guests' use
- There is a wooden glass-fronted unit with extra glasses on display & books in the cupboards on either side

Kitchen

- The kitchen is on the middle floor with doors leading to the hallway and the garden
- The door between the kitchen & landing is 740mm/29ins wide
- The door of the oven drops down. The hob, worktops & sink are 920mm/36ins above the floor
- The fridge & freezer are in a tall cupboard with the fridge above
- There are plenty of both low & high level storage cupboards

- The flooring is linoleum

Bedrooms and Sleeping Areas

- All 3 bedrooms are on the top floor
- There are 2 double bedrooms & 1 single. All are carpeted
- The doors to all 3 bedrooms are 760mm wide
- The front left bedroom contains a double bed, built-in wardrobes, large chest of drawers, dressing table, stool, mirror, 2 bedside tables and 2 bedside lamps
- The back bedroom contains a double bed, wardrobe, large chest of drawers, dressing table, stool, mirror, 2 bedside tables and 2 bedside lamps
- The front right bedroom contains adult sized bunk beds with wall lamps, a built-in cupboard & a chest of drawers
- There is one small portable TV with freesat box which can be moved between the bedrooms
- The height of the back double bed from the top of the mattress to the floor is 530mm/21ins
- The height of the front double bed from the top of the mattress to the floor 510mm/20ins
- The height of the lower bunk bed from the top of the mattress to the floor is 580mm/22.5ins
- The height of the upper bunk bed from the top of the mattress to the floor is 1370mm/54ins

Bathrooms, Shower-rooms and Toilets

- The bathroom is on the top floor opening off the landing.
- The door is 610mm/24ins wide
- The bathroom is tiled with hard flooring
- The toilet is 400mm/15.5ins high
- It has a jacuzzi bath with shower over
- There is a vanity unit with lighting

- The basin is 860mm/34ins high
- The downstairs cloakroom is on the ground floor
- It contains a toilet & washbasin & hard flooring

Laundry/Utility Room

- The utility room is accessed via a sliding door from the back of the garage
- There is one step up to it
- It contains a sink with drainer and front loading washing machine
- It is lit by electric light & has hard flooring

Garden

- The front garden & drive slope upwards towards the house
- The front garden is lawned with trees and bushes in the borders
- The back garden slopes up steeply behind the house
- The back garden offers a good degree of privacy with a hedge to 2 sides & the wall of the adjoining house on the third side
- There are paths leading up the back garden which is partly lawned and contains a number of plants & bushes
- There is a 2-seater swing bench with awning at the top of the garden
- Plastic chairs are available in the back garden

Additional Information

- Up to 2 well-behaved dogs are welcome plus small animals on request
- The nearest hospital with an A&E unit is 12 miles away in Barnstaple and the nearest health centre is 1 mile away.
- The nearest vet is in Ilfracombe 4 miles away

- Further information on local attractions & services is kept in the Visitors welcome folder.

Contact Information

Address (Inc postcode):	100 Bourne St Wilmslow SK9 5HB
Telephone:	07811568808
Email:	phbwilm@hotmail.com
Website:	http://www.combe-martin.net/
Grid Reference:	SS578472
Hours Of Operation:	All year
Local Public Transport:	A helpful website for visitors with mobility problems is http://www.northdevonuk.co.uk/NDUKBuses.php