

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 Bicclescombe Grange

Introduction

Bicclescombe Grange is a substantial Gentleman's residence with a large indoor heated swimming pool, set within 3 acres of private gardens. The property is situated on a hill and approached via a long, gradual, private driveway and is just 1.1 miles from Ilfracombe High Street and 1.6 miles from Ilfracombe Harbour.

The house has 8 bedrooms spread over 3 floors, one of which is situated on the ground floor and is complete with ensuite shower room. Extensive floor plans are available on the website in the 'The House' tab.

The property was built in the early 1900s but has been updated to a high standard to provide high quality self-catering accommodation for a memorable holiday.

We look forward to welcoming you. If you have any queries or require any assistance please phone 07967 661701 or email info@bicclescombegrance.com.

Pre-Arrival

- The nearest railway station is Barnstaple, which is 12.9 miles from Bicclescombe Grange.
- There are numerous taxi services available, many of which have wheelchair access.
- There is a regular bus service to/from Ilfracombe. The nearest stop is Bicclescombe Park Road stop, which is half a mile from Bicclescombe Grange. Stage Coach bus route 21 runs from this stop every 20 minutes from 13 minutes past the hour.
- The streets and pavements near the property are generally level and of smooth tarmac construction.
- There is a mobility shop at 3 Cross Tree Centre, Braunton, 7.4 miles from Ilfracombe, tel 01271 814577. They offer equipment sale or hire and repairs and servicing.
- There is a Tesco Superstore in Ilfracombe and online orders can be placed in advance for delivery on your arrival. We can arrange to take delivery of the order if you are delayed, but please notify us as soon as possible.

Key Collection, Welcome and Car Parking

- Keys are made available on arrival at the property, details of which will be provided the week before your arrival.
- We are happy to meet you on your arrival and show you around the property if required.
- Parking is available for up to 12 cars directly outside the property on the private driveway. The car parking area is of smooth tarmac construction.
- The area is well lit at night by motion sensor lighting.

Entrance to Property

- The front door is 34ins/863.60mm wide.
- There is one small step to the front door and it is approached via a level paved patio from the car park.
- There is an alternative entrance through the garage into the kitchen (door 32ins/812.80mm wide), which is also level and free of steps.
- The entrance is lit externally by motion sensor lighting.
- The porch is tiled, leading into a hallway with short-pile carpeting.
- The porch and hall light switch is situated to the left of the hall door as you walk in.

Halls, Stairs, Landings, Passageways

- The hall, stairs and landings are well lit with ceiling lights.
- Passageways are in excess of 31.5ins/800mm wide.
- The floor covering is short-pile carpet.
- The staircase to the first floor has 21 shallow steps, with a handrail on one side.

Sitting Room/Lounge

- The lounge is situated on the ground floor with level entry from the hallway.
- The door opening to the lounge is 35ins/889mm wide.
- The room has a mixture of seating, with sofas with non-feather cushions, as well as a table and hard chairs, sideboard and low side tables.
- Furniture can be moved and the room is spacious.

- There is a 60in flat screen tv, with subtitles, dvd and Sky Plus.
- Lighting is natural daylight and by night, levels are controlled by dimmer switches, with overhead lighting as well as table lamps.
- The flooring is short-pile fitted carpet.
- The conservatory is accessed through a 35ins/889mm doorway from the lounge, up 2 shallow steps.
- There is a sofa and 4 arm chairs, with some feather and some non-feather cushions.
- Flooring in the conservatory is tiled.
- Lighting is natural daylight and a dimmable overhead light at night.

Dining Room

- The dining room is situated on the ground floor with level entry from the hallway.
- The door opening is 34ins/863.60mm wide.
- There are 3 dining tables, 2 seating 10 each, 1 seating 6. They are of standard height with pedestal legs.
- The chairs are all moveable - 20 with padded seats and no arms, 4 with padded seats with arms. There are 4 further seats in the lounge if needed.
- Lighting is natural daylight with ceiling lights by night.
- Flooring is short-pile fitted carpets.
- There is a small conservatory leading from the dining room, down one step, with a 31 1/2ins/800.10mm doorway.

Kitchen

- The kitchen is situated on the ground floor with step free, level access from the hallway and back door via the garage.
- The door openings to the kitchen are 33ins/838.20mm from the hallway and 32ins/812.80mm from the garage.
- There is an additional door leading from the kitchen to the utility room, which is 29ins/736.60mm wide, leading on to the swimming pool.
- The oven is of standard hob height, with 2 low level ovens and 1 low level grill.
- The counter surfaces are 36.6ins/930mm high with high level stool seating and a low level soft seating area with fixed bench seats.
- There are a variety of high level wall cupboards and base cupboards.

- The high level cupboards contain cups/mugs and glasses. The base cupboards contain crockery, saucepans, serving dishes and cutlery.
- The kitchen is well lit with overhead spot lighting and strip lights above work surfaces.
- There is a 32ins widescreen tv with subtitles and Sky Plus.
- Flooring is tiled.

Bedrooms and Sleeping Areas

- There is one bedroom with a king size bed and bunk bed on the ground floor, with step free level access from the hallway and a separate access direct to the garage.
- The door from the hallway is 28ins/711.20mm wide, and the door from the garage is 30ins/762mm wide.
- On the first floor there are 5 bedrooms and 2 further bedrooms on the second floor, all of which are reached by stairs only.
- Lighting in all bedrooms is natural daylight and overhead light and bedside lamps by night.
- All bedrooms offer good colour contrast between floor, walls and doors, short-pile carpet, widescreen digital tv with remote control, dvd and subtitles.

Bathrooms, Shower-rooms and Toilets

- There is an ensuite shower room to the ground floor bedroom. The doorway is 27ins/685.80mm wide and the entrance is level and step free.
- The shower is in an enclosed cubicle with one step up.
- There are no grab rails or seat raisers, but seat raisers can be hired at the local mobility shop.
- The floor is tiled and the room is well lit by an overhead light.
- The doorway to the shared bathroom on the first floor is 30ins/762mm wide, and the doorway to the master bedroom ensuite is 28ins/635mm wide and the flooring in both rooms is vinyl.
- There is a further wet-room off the swimming pool which is described under the swimming pool facilities.

Laundry/Utility Room

- The utility room is accessed through 2 doors and up one small step from the kitchen.
- The doorways are 29ins/736.6mm wide.
- There is a standard size washing machine and condensing tumble drier, both of which are front loading.
- There is an additional tall fridge and top-opening chest freezer.
- The room is lit by daylight and motion-detector strip lighting at night.
- Flooring is smooth painted concrete.

Garden

- There is a large, paved patio area to the front and side of the house with step free level access from the kitchen door via the garage, or one small step down from the front door, or 2 steps down from the conservatory.
- There is a variety of wooden tables and chairs and bbq area on this patio.
- There is a further patio area outside the swimming pool, approached via one step up from the main patio, with wooden tables and chairs.
- The gardens extend to nearly 3 acres, mainly laid to lawn with level and sloping terrain.
- There are 2 large ponds in the garden, both fenced.

Swimming Pool

- The swimming pool is accessed from the utility room off the kitchen, up three steep steps.
- The doorway is 31.5ins/800.1mm wide.
- There is alternative access externally at the front of the house, up one step from the front patio and through 50ins/1270mm wide sliding patio doors.
- The flooring surrounding the pool is level flagstones.
- The pool is accessed via 3 steps in the 'Roman end' where the water is 3ft/0.9m deep.
- The depth of the pool increases to 9ft/2.7m via a slope from the shallow end.
- There is a wet-room leading from the pool room, with a doorway of 31ins/787.4mm wide.
- There are 2 open showers in the wet-room, a standard sink and toilet and the room is spacious.
- The flooring is anti-slip tiles.

Additional Information

- Assistance dogs are welcome.
- All areas of the house have good colour contrast between the floor, doors and walls.
- The mobile phone reception is generally good.
- The nearest Doctor's surgery is 1 mile away, and the nearest General Hospital with an A&E Unit and walk-in NHS is North Devon General Hospital in Barnstaple, 12.9 miles away. There is also a minor injuries unit at the Tyrell Community Hospital in Ilfracombe, 1 mile away. Further information is in the welcome folder.
- There are tourist attraction leaflets with details of their access statements, where available, in the hallway of the Grange.

Future Plans

- We are hoping to refurbish the ground floor ensuite, when funding permits, to improve the accessibility of this room, but we have no timescale on this at the moment.
- We are planning on adding a virtual tour to our website at some point in the future - all our guests have told us that the large size and spaciousness of the property does not come across in the photographs, so we hope that a virtual tour will demonstrate this better.

Contact Information

Address (Inc postcode): Bicclescombe Grange, Kingsley Avenue, Ilfracombe EX34 8ET

Telephone: 07967 661701

Email: info@bicclescombegrance.com

Website: www.bicclescombegrance.com

Local Equipment Hire: Braunton Mobility Centre, 3 Cross Tree Centre, Braunton EX33 1AA
01271 814577 www.mobilityinbraunton.co.uk

Local Accessible Taxi: B-Line Taxis, 1b Queens House, Queen Street, Barnstaple
EX32 8HJ
01271 322117 www.blinetaxis.com

Local Public Transport: Stagecoach Bus Depot, Benning Court, Riverside Road,
Pottington Business Park, Barnstaple EX31 1QN
01271 329089 www.stagecoachbus.com