

Access Statement

**Lisle Combe,
Undercliff Drive, St Lawrence, Ventnor, PO38 1UW
Isle Of Wight
telephone 01983 852582 / email enquiries@lislecombe.co.uk**

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

Lisle Combe is located in the village of St Lawrence, near the coastal town of Ventnor on the Isle of Wight. It offers three guest rooms; one double room with its own private bathroom and a twin bedded room on the first floor and a further double bedroom with en-suite facilities on the ground floor.

The house is over two hundred years old and is refurbished in stages annually. Whilst we aim to meet the needs of all our guests there are some period features of the house which might make access difficult for people with limited mobility.

We are located within a 20 minute walk to Ventnor town centre and the sea front. Many Isle of Wight attractions are within a 30 minute drive through scenic countryside and seaside coastal towns.

We aim to cater for the needs of all our visitors in our home. We look forward to welcoming you to Lisle Combe. If you have specific questions please free free to call us and we will endeavour to help, if we can.

Pre-Arrival

- We are located within the village of St Lawrence on the Undercliff Drive (A3055).
- For full details and maps of how to reach us please refer to our website. Alternatively, you can plan your journey by car or public transport using google maps. Simply enter your post code and ours, which is PO38 1UW
- The nearest shops are in Ventnor approximately a mile away. St Lawrence has a small village Post Office and well stocked shop which is about half a mile away.
- The nearest bus stop is at Ventnor Botanic Garden (No Vectis Transport) which is about half a mile walk away. Local transport is limited but there is a regular bus service from Ventnor (outside Boots) to the Botanic Gardens with a seasonal minibus that goes into St Lawrence.

- Shanklin railway station is approximately 5 miles away, connecting with Wightlink passenger ferry from Portsmouth.
- Taxis are usually available at Shanklin station but we can book one for you in advance if required. Ventnor taxis should be booked in advance.
- Southampton airport is 20 minutes by taxi from the Red Funnel ferry terminal in Southampton.
- We regret that we are unable to accommodate guests' pets as we have animals on the farm.

Car Parking and Arrival

- There is ample free parking on a greatly sloping hard standing drive way.
- There is plenty of room to manoeuvre cars for turning.
- Access to our property is gained from the drive way through the front porch and double doors.
- This is lit at night by a colourful porch light. We do have very dark skies, low light pollution in this area, fabulous for seeing the stars but not our driveway!!
- The front door which is 132cm (52ins) wide. This gives access into the carpeted front corridor and hallway.

Welcome Area

- Guests are welcomed in the hallway, which is level throughout, where they are asked to register.
- Seating is available in a variety of upright and more comfortable chairs.
- The hallway is well lit with overhead lighting and windows.
- Assistance can be given with luggage.
- Guests are escorted to their rooms and facilities fully explained.

Bedrooms

- Our beds are normally made up with duvets but sheets and blankets can be provided if preferred. Our standard pillows are feather and down, however alternatives are also available. Please specify before your arrival if required.
- There is seating, bedside tables, bedside lamps, a wardrobe, plus a chest of drawers/dressing table provided in each room.
- Flat screen Freeview digital TV/DVD with subtitles available.
- Each bedroom has secure lockable door.
- Our first floor guest rooms are accessed by means of stairs which have 22, 13cm (5ins) deep and 30cm (12ins) wide, steps. There is a banister on one side.
- Bedroom 1: on the first floor, has a queen sized double bed (5ft wide), 53cm (21ins) high with access from both sides and adjacent to the private

bathroom. There is also a small room adjacent to the bathroom which can be used as an extra space or extra single bedroom (bed height 53cm/21ins). This room is large 350cm x 420cm (138ins x 165ins) with garden and sea views.

- Bedroom 2: on the floor floor, is up 3 steps, 15cm (6ins) high, and has twin single beds (60cm/23ins high), which can be separated or pushed together depending on your requirements. There is also a sofa bed which is suitable for one adult or two small children. This room is large 550cm x 488cm (18ft x 16ft) with garden and sea views.
- Bedroom 3: on the ground floor, is accessed through a door 81cm (32ins) wide. It has a queen sized double bed (5ft wide), 64cm (25ins), with access from both sides and is adjacent to the ensuite bathroom. This room is 320cm x 380cm (126ins x 150ins) and has views of the garden.

Bathrooms, Shower attachments & Toilets (Ensuite or Private)

- The bathroom adjacent to bedroom 1 is accessed via a level entry doorway and has a toilet 43cm (17ins) in height. The bath (with non slip bath mat) incorporating a combination tap with hand held shower fixture.
- The bathroom with bedroom 2 is accessed via a 635mm (25ins) wide, step free/level entry doorway from the bedroom. Toilet 43cm (17ins) high and bath (with non slip bath mat) with a combination tap with removable shower head that can be fixed to the wall.
- The en-suite in bedroom 3 is accessed via a 635mm (25ins) wide, step free/level entry doorway from the bedroom. Toilet 43cm (17ins) high and bath (with non slip bath mat) with a combination tap with removable shower head that can be fixed to the wall.

Public Areas - Halls, Stairs, Landings, Corridors

- All public areas, hall, stairs, and landings are well lit using a combination of ceiling and table-lamps.
- The hallway is wide and carpeted. The upstairs landing and corridor is wide with same carpeting and oak flooring with 2 runner type carpets with non slip backing.
- There is one step to the guest breakfast room from the hallway (height 15cm/6ins).
- There is no central heating throughout the house but we do have wood burning fires which are maintained and lit if temperatures are low. There are heaters in each bedroom and bathroom which can be adjusted to suit individual requirements.
- There are automatic audible smoke alarms in the main and upper halls and individual bedrooms.

Dining Room

- The breakfast/dining room is situated off the hallway on the ground floor and the entrance is 700mm (30ins) wide with one single step - depth 15cm (6ins) - leading to it.
- The floor is wooden with a large rug covering the majority of the area.
- Large windows allowing plenty of natural light supplemented by adjustable overhead and wall lights.
- There is a wood burning fire to heat the room if required.
- There is seating for up to 10 people at a solid oak table with coordinating chairs. We can also seat guests on individual tables, if preferred.
- There is a side table where guests can help themselves to cereal, fruits, yoghurts, juices and toast. Assistance can be provided on request.
- No background music is played in any area of the B&B, unless requested by guests.

Garden

- We have a large garden with a selection of ponds and waterways. There are paths of varying accessibility leading you through to the coastal footpath.
- Guests have access to the patio at the sea side of the house, there is a garden table and chairs which guests may use as a designated smoking area, as smoking is not permitted in the property. An ash tray can be provided on request.

Additional Information

- There are 'In Case of Fire' instructions posted on the back of the guest room doors.
- There is an information folder for each of the bedrooms with maps giving information on NHS facilities, local restaurants/pubs and local tourist attractions.
- We also try to have a selection of menus from local restaurants for guests' perusal.
- We have storage/drying facilities for golfers, cyclists, and walker's equipment.
- Free Broadband and Wi-Fi facilities are available **in public areas only** (at this time) of the hallway and dining room.
- We are happy to cater for special diets or particular likes or dislikes. Please advise us before your arrival.
- We can refrigerate prescription medication and additionally store any perishable food in our fridge for a limited period.

- **Mobile phone reception at Lisle Combe is not generally very good**, depending on your provider. Guests are able to use our landline, on request.

Hours Of Operation:

Check in after 4pm until 9pm

Check out: 10am

We are flexible within reason, please ask if you require a different time.

Grid Reference: OS 786 543

Local Accessible Taxi: please request as required

Local Public Transport: Southern Vectis - <http://www.islandbuses.info>

Contact Information

Lisle Combe, Undercliff Drive, St Lawrence. Ventnor. PO38 1UW

Telephone: 01983 852582/07917306984

Email: enquiries@lislecombe.co.uk

Website: www.lislecombe.co.uk

Reviewed annually:

Signed

Date:

Review date