

Access Report for Lynwood Bed and Breakfast

Parking:

The parking area is tarmaced and is gently sloping, there are five standard height steps (0.14m) with metal railings leading up to the porch, onto a covered landing and the main door, and five standard height steps (0.14m) leading up to the Studio, with no railings.

The parking area is well lit with two sensor lights and a porch light which is left on until all guests are in.

The Studio:

This is open plan, with a fitted carpet starting at the edge of the bedroom and finishing at the edge of the bathroom. The kitchenette area and the bathroom are both tiled.

The en-suite bathroom has a bath and separate shower, the shower tray has a very low step into the shower tray (0.1m) there is also a sink, loo and bidet.

The Main House:

You enter the main house from the porch through the small blue door with a 5cm threshold into the hallway. There is a rough mat which leads into carpet which carries on throughout the hallway and into the dining room.

The guest stairs are open stairs with carpet running up the middle; this carries on onto the landing and into all the bedrooms. There is a metal and wooden banister on one side running the whole way up.

The Garden Room:

There is carpet in the bedroom and vinyl in the en-suite. The shower tray has a small step up of 0.1m, there is also a sink and loo.

The Twin Room:

There is carpet in the bedroom and vinyl in the en-suite. The shower tray has a small step up of 0.1m, there is also a sink and loo. There is a step of 0.05m in the threshold of the bedroom.

The Blue Room:

There is carpet in the bedroom and vinyl in the en-suite. The shower tray has a small step up of 0.1m, there is also a sink and loo. There is a step of 0.05m in the threshold of the bedroom.

The Dining Room:

It is all on one level and carpeted throughout.