

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 Springfield House, Lyme Regis

Introduction

Springfield House is a wonderful seaside house set in Lyme Regis, on the Devon/ Dorset Border. It is a big house with lots of character, lovingly restored and furnished by a London based interior designer. The house sleeps 12 adults in 6 bedrooms, with 2 additional high quality bunk beds. There is plenty of room for everyone to enjoy their holiday. Children will love the big garden, trampoline, garden and games room - and of course the beaches.

Springfield House has a large lounge, with big French Windows opening onto the garden, a snug/TV room, dining room, big kitchen with breakfast area, snooker room and conservatory. Upstairs there are 6 bedrooms, four ensuite, including one family room with a double bed and bunk beds. Furthermore, there is a large games room.

Outside there is a big L-shaped garden with terraced area for BBQs and al fresco dining, a trampoline and decked viewing area. Also there is parking for 6-7 cars adjacent.

The house is a short walk from the beaches, gardens and harbour of Lyme Regis, a quintessential yet classy English seaside town, with lots to do for all ages. Top attractions are the different beaches, the harbour with its stone Cobb, fossil hunting along the Jurassic Coast, crab catching, boat trips and wonderful walks along the Coast. The house is a few minutes walk from the renowned Hix Oyster and Fish House and about 15 minutes drive from the equally famous River Cottage HQ.

Springfield is the ideal destination for multiple families holidaying together or special occasion get togethers.

We look forward to welcoming you. If you have any queries or require any assistance please phone 07789 746 851 or email anne-marie@springfield-lyme.co.uk.

Pre-Arrival

- Springfield is easy to find as it well positioned on the way in (or out) of town. Important to note, you are looking for Springfield House NOT Springfield Cottage and the place to park is the large car park for 8 cars at the bottom of the house, not on the driveway to Springfield Cottage !
- If you are arriving to Axminster train station then you are advised to either prebook using Axminster Taxis on 01297 34000 or take the bus outside the station which takes you to Lyme Regis centre in 15minutes.
- If you are arriving by car then you will likely be looking to work out how to get from the A35 into Lyme Regis itself. The signposts are good and its easy to find the town. You can take either B3165 (if you are coming from the west) Or A3052 (if you are coming from the east)
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- If you are coming from the east, follow the road, through the centre of town and as you come up the hill and past Tesco, then turn right up Silver Street. Keep going up the hill and until you see Dorset House on the left and the Mariners on the right. If you come to a roundabout then turn back as you have gone too far! Woodmead Road is the tight right turn by the stone wall. You will drive past Springfield House on your right and 50m down Woodmead Road you will see a large car park just past the house.
- If you are coming from the west along the A3052 then you will go through Uplyme and go past Travis Perkins, as you go past Kent House on the left you should be able to see Dorset House ahead on the right. Woodmead road is BEFORE Dorset House on the left, it is a tight turn by the stone wall. You will drive past Springfield House on your right and 50m down Woodmead

Road you will see a large car park just past the house.
Remember not to park on the driveway but only in the carpark.

Key Collection, Welcome and Car Parking

- The key is to be collected from the Mariners Hotel (next door to Springfield on Silver Street) They will give you 2 keyrings, each with one key on it. This key works the front door on Woodmead Road, the old front door to the left as you come in, the conservatory doors and also the basement games room door which is close to the car park. (the old garage doors). Please return the key to the Mariners when you depart.
- We normally load luggage in to the house via the Games Room door rather than going up and down Woodmead Road.
- Parking is available for 6-8 cars in Springfields car park which is 10m from the Garage Door.

Entrance to Property

- The front door is wider than normal but there are 2 steps up to it.
- There is an exterior light which is operated from the inside.
- Entrance to the property can be from Woodmead Road itself, or from Silver Street via the gardens, or from Garage doors and the key you get will open all these entrances.
- the flooring in the entrance hall is stone slabs
- the front door is 100cm wide

Halls, Stairs, Landings, Passageways

- The entrance hall in the main house is wide with doors to most rooms accessed from a single passageway. The flooring is painted wooden boards. There is a rug in the hallway.
- The staircase to the first floor has 19 steps and a single handrail to the left.

- The staircase to the basement has 14 steps and a single handrail to the right.

Sitting Room/Lounge

- The lounge is located on the ground floor with level entry from the hallway.
- The room has 3 large sofas with feathered cushions
- The tv snug is adjacent and has a widescreen tv with sky and a dvd player
- The tv snug has a further L shaped sofa with feathered cushions
- Lighting is natural daylight during day and overhead light at night.
- The flooring in both rooms is painted wooden boards
- The door to the lounge is 79cm wide, the door to the tv snug is 82cm wide

Dining Room

- The dining room is situated on the ground floor with level entry from both the hallway and the kitchen.
- The dining table has 14 chairs which are all swivel with no arms.
- The dining table has room around to move and can be split in to 2 tables if required.
- Natural daylight plus 2 side lights and the main lighting rig is on a dimmer.
- The dining table is 71cm from floor to lowest point of table
- The door opening to the dining room is 84cm wide

Kitchen

- The kitchen is situated on the ground floor with level access from the hallway and the dining room
- There are 2 ovens at a raised heights of 120cm and 170cm.
- The worktops and sink are 92cm from the ground
- Fridge is provided with highest sheft at 159cm from ground
- Table is provided which is 72cm from the ground and has 6 chairs with no arms and 4 stools which can be moved.
- Glasses and crockery are kept in wall cupboards, all can be moved on request.
- Flooring is painted wooden boards
- Kitchen is lit with halogen bulbs in ceiling and under counter lights on worksurfaces.

Bedrooms and Sleeping Areas

- There are 5 bedrooms with zip and link double beds which are on the first floor. there is
- There is one bedroom with a double bed.
- One of the 5 bedrooms with zip and link also has a pair of bunk beds.
- Lighting is natural daylight and at night there is switched overhead lighting and side lights.
- All bedrooms have short pile carpet
- The beds are 66cm from the ground

Bathrooms, Shower-rooms and Toilets

- There is one toilet on the ground floor
- In the bedrooms on the first floor, 4 have en suite shower rooms, 1 of which has a bath.
- 2 bedrooms are no ensuite and share the family bathroom.
- Door openings from the hallway to the bedrooms are 83cm

- Door openings from the bedrooms to the ensuite vary between 66cm and 70cm.
- Measurements for each room and bathroom are available on request.

Laundry/Utility Room

- The laundry room is located on the first floor
- There is a washing machine and a drier
- There is not a sink but the bathrooms are close by.
- The room is lit by a single overhead bulb.
- The flooring is painted wooden boards
- The door opening is 85cm

Garden

- There is a verandah with decking that extends past the end of the verandah
- On this verandah there are 2 wooden benches, 2 wicker sofas and 2 wicker chairs with 2 small tables.
- From the decking it is 1-2 steps down to the garden. it is also one step down to the view platform.
- On the viewing platform there are 2 glass topped tables with bench seating for 12 and 2 armed chairs.
- The verandah also has a gas bar-b-que for summer and spare logs for winter.
- There is also a trampoline in the garden and a large grassed area.
- Around the grassed area there is a gravel footpath leading to the garden gate which is on Silver Street.

Additional Information

- Information on emergency requirements are in the guest information
- All areas in the house have a contrast between wall and floor surfaces but note that woodwork and doors are actually painted in a dark colour.
- There is a list of local facilities and amenities in the guest information which is in the hallway.

Future Plans

- Our website has further information about the house and the location
- The website also has floor plans and other useful bits of information.

Contact Information

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