

Access Statement – Pool House Woolavington

Introduction

Pool House is located in the village of Woolavington on the slopes of the Polden Hills, above the Somerset Levels. This position is well-placed, being an easy drive from the M5 (About 5 minutes from Jct 23) and with good access to the coast, Glastonbury and Wells along the main A39 and to Bristol, Taunton and Exeter.

It is a Grade 11 listed property, offering bed and breakfast accommodation and summer lettings with four double guest bedrooms. While it is always our aim to meet the needs of each of our guests, the house dates back to the 18th century and has features and characteristics which might make access difficult for those with limited mobility. All our guest bedrooms are situated on the first floor and access is not, therefore, suitable for those who use a wheelchair. There is some variation in the height of steps between the front and back of the house on the first floor and landing.

Location

- You will find us on Higher Road, near to the crossroads with the B3141, and set back in a little road behind the small green opposite the Village Hall. On arrival, you can park in the road immediately in front of the house.
- If you are travelling from the B3141, turn left into Higher Road and the entrance to the small green is second on the right (the first is the exit).
- If you are travelling from the village of Puriton, you will pass the primary school and Children's Centre on the right. Just past a residential road on the left – called The Drive – take the turn into the small road in front of the house, opposite Crancombe Lane. If you reach the crossroads you have gone a bit too far. Look back over your left shoulder and you will see the house.
- The nearest shop/post office is approximately 10 minutes walk away. Turn right at the crossroads outside the house onto the B3141, and just before the top of the you'll see the store on the right. There are shopping centres in nearby Bridgwater, and also in Street along the A39 to Glastonbury. Clarks village is also situated at Street and there are large shopping centres at Taunton, Bath and Bristol.
- The nearest bus stop is at the green in front of the house and the service travels to many locations, including Weston-Super-Mare
- The nearest railway station is in Bridgwater. Taxis are usually available and we can also book a taxi for you in advance if needed – please let us know.
- We have local maps and are happy to help with routes for visiting the area.
- Do visit our website – www.poolhousewoolavington.com – where there are pictures of our guest rooms and outside areas and further information about our accommodation. Details for how to contact us are on our Contact page, giving our telephone, email and postal details and are included at the end of this document.
- We regret that we cannot accommodate dogs.

Arrival and Parking

- Do please let us know your approximate time of arrival so that we can welcome you to Pool House. We request that guests arrive after 4.00pm so that we can ensure the

accommodation is ready. However, if you need to arrive earlier this may be possible by prior arrangement.

- Guests can park outside the house in the lane when they first arrive and, subsequently, in the large pebbled drive to the right of the house through white double gates.
- The main entrance is through the central front door. Please pull the bell on the right side of the porch. There are no steps, but there is a groove to step over when passing through the main front doorway. We offer guests assistance with their luggage.
- Guests coming from the gravelled car parking area at the side of the house are best coming back to the main front door through the double white gates and up the main path at the front of the house.
- There is an alternative route through a wrought iron gate to the side of the front garden, where there is a short gravel path under the dining room window and stepping stones across the lawn and through the flower bed, which has rose bushes, to the front door.

Accommodation - general

- The front door leads into a small outer porch and then through double doors into the main hall. Guests can leave muddy shoes and hang wet coats in the small outer porch before entering the main hall.
- To either side of the hall are the Dining Room on the right and the Drawing Room on the left. For those letting the house, the kitchen, snug and conservatory are at the rear. The main hall has a tiled floor.
- Access to guest bedrooms on the first floor is from the main hall up a flight of stairs. The stairs and landing are fully carpeted. The staircase has 13 steps, with a bend to the left after the first 6 steps leading to a small landing point. There are then a further 3 steps up to the main corridor landing. The staircase is approximately 35 inches wide. The first 13 steps to the small landing point have a consistent rise of 7 inches; the first 2 steps up to the main corridor landing also have a 7 inch rise and the top step 6 inches. The three bedrooms available for bed and breakfast open onto this main landing. There is more information about the guest bedrooms on the Accommodation page on the website.
- In order to reach the large separate bathroom, there are two additional steps from the small landing point down into a short corridor. These steps have a rise of 9 inches and then 8 inches down into the corridor.
- Light switches for the hall are situated to the left of the double doors into the main hall and at the bottom of the main stairs.
- Lights for the landing are located at the bottom of the stairs, on the main corridor landing between the White and Yellow Rooms and along the short corridor outside the fourth bedroom (which is available for those letting the property) and to the right as you leave the large separate bathroom.
- The house is centrally heated throughout and controlled centrally through a thermostat. The temperature is varied appropriately depending on the weather.

The Drawing Room

- This room is available for guests to use at any time.

- The room has a double sofa and two large arm chairs. Straight-backed chairs can be brought in from the Dining Room if needed. Guests may use the television, which has Freeview, and there is free WiFi access for those wishing to use the internet.
- This room is fully carpeted, with a small rug in front of the large inglenook fireplace.
- The inglenook contains a wood burning stove. This stove can be lit during cold weather.

The Dining Room

- This room is available to guests in the morning for breakfast.
- The floor is stripped pine boards with rugs.
- Guests breakfast together around a central glass table.

The Snug

This room is available to guests who have a letting for the house
 The room has a double leather sofa and two arm chairs
 The floor is oak with a rug in front of the large inglenook fireplace
 Guests may use the television which has Sky
 The inglenook has a wood burning stove.

The Kitchen and Pantry

The room is available to guests who have a letting for the house
 The room has an Aga, which is lit during the winter months, and electric oven and hob
 There is a dishwasher, and a fridge in the adjoining pantry
 The floor is maple boards.

The Scullery

The room is available to guests who have a letting for the house
 The room contains the oil-fired boiler, washing machine and tumble dryer
 There is a Belfast sink provides additional washing facilities
 The floor is tiled.

The Conservatory

The room is available to guests who have a letting for the house
 The room contains two lounge chairs, a glass-top coffee table and a large dining table.
 The tiled floor has under floor heating
 The back door leads to the garden

The Bedrooms

- All bedrooms are situated on the first floor and have stripped floorboards and rugs or fitted carpets. Rugs have strips underneath to help prevent them slipping.
- Bottled water and facilities for making a hot drink are provided in each room.
- Each room has a hairdryer.
- Duvets and pillows are feather and/or down filled. Synthetic hypo-allergenic memory pillows are available on request, as are electric fans.
- Each room has one or two chairs – the Green Room has a chaise longue.
- There is a guest brochure in each room offering further details about the house and facilities, places to eat locally and of interest to visit and

The Green Room

The Green Room is at the end of the main corridor landing, turning left at the top of the stairs

The room has free WiFi access

This room has a super-king sized double bed with access from both sides

There is a spacious walk-in cupboard wardrobe

The en-suite bathroom facilities contain a corner bath, toilet and hand basin. A non-slip mat is available to place in the bath.

Heating is provided from one radiator, which is controlled from a central thermostat.

The floor is stripped pine boards

The White Room

- The White Room is immediately opposite the top of the stairs on the main corridor landing. It is the smallest of the three bedrooms.
- This room has a king-sized (5ft) double divan bed with access from both sides.
- Shaker-style hooks are provided for hanging clothes.
- The room has free WiFi access.
- Heating is provided from one radiator, which is controlled from a central thermostat.
- Those guests staying in the White Room have exclusive use of the large separate bathroom with shower, bath, toilet and wash hand basin.
- The shower in the large bathroom has two shower heads, a smaller one on the column and a large one overhead. To use the smaller one, turn the left-hand end of the controls towards you, and away from you to turn on the overhead shower. The left-hand end controls the water flow; the heat of the water is controlled on the right-hand end.
- A non-slip mat is available to place in the shower or bath.

The Yellow Room (no 1)

- The Yellow Room is at the end of the main corridor landing, turning right at the top of the stairs.
- This room has a king-sized (5ft) double iron bedstead with access from both sides.
- The room has free WiFi access.
- There is a built-in wardrobe and chest of drawers
- Heating is provided from two radiators, which are controlled from a central thermostat.
- The en-suite bathroom facilities contain a French half bath, toilet and hand basin. The en-suite has a radiator, which is controlled from a central thermostat.
- The en-suite floor is stripped pine boards.

The Yellow room (no. 2)

The Second Yellow Room is available for guests letting the house. It is at the end of the landing, turning right at the top of the stairs

This room has a super-king sized (6ft) double bed with access from both sides

Heating is provided from one radiator, which is controlled from a central thermostat

It has Bose radio and alarm

There are two wardrobes and a chest of drawers

The en-suite bathroom facilities contain a bath, an electric shower, toilet and hand basin. A non-slip mat is available to place in the bath.

Heating is provided from two radiators, which are controlled from a central thermostat. The floor is carpeted in the bedroom and tiled in the bathroom

The Large Bathroom

- This bathroom is for the exclusive use of guests staying in the White Room. However, if there are no guests using the White Room, other guests may use these facilities by arrangement
- The shower in the large bathroom has two shower heads, a smaller one on the column and a large one overhead. To use the smaller one, turn the left-hand end of the controls towards you, and away from you to turn on the overhead shower. The left-hand end also controls the water flow; the heat of the water is controlled on the right-hand end.
- There is a non-slip mat for use in the shower or bath.

Outside Areas

Gardens

- Guests are welcome to enjoy the secluded garden throughout the day.
- Most of the garden is to the back of the house with lawn, flower beds, gravelled and paved areas. There is a pergola to the left of the terrace at the back of the house and between the box-edged flower beds, and a small raised pond in one corner.
- The main patio area at the back of the house is gravelled with a spaced central line of paving slabs. Here there is seating and a table and breakfast is sometimes served here in fine weather.
- Guests are asked to take care on paved areas and paths in wet weather.
- There are further lawns, flower beds and a seating area to the side of the house around the gravelled parking area and barn.
- Access to the garden areas is via the front door.
- Having exited through the front door, guests may use the informal route to the garden areas through the side gate in the front garden, using the stepping stones through the flower bed and across the front lawn. Alternatively, guests can take the path from the front door to the road outside and enter through the double white gates into the gravelled parking area to the side of the house, turning left into the garden at the back of the house.

Pool Room Area

- This is a private area in the garden to the back of the house, behind the barn. It has an outdoor swimming pool, a raised narrow covered area at the back of the barn and a Pool Room for changing.
- Entrance to the Pool Room area is from the back garden, across the lawn and to either side of a hedge dividing this space from the main garden.
- These facilities are unsupervised and guests may use them by arrangement only – please do ask us.

Swimming Pool

- The swimming pool is approximately 20ft long and 12ft wide and is a uniform depth of 4ft.
- For their own safety and the safety and comfort of others, guests must not jump or dive into the swimming pool.

- The swimming pool area is also a quiet spot and we ask that guests respect its tranquillity and peace.
- There is a short set of three steps down into the swimming pool. These are raised when the pool is not in use.
- Loungers, chairs and cushions are available in the Pool Room.
- Please use the coloured towels provided when using the swimming pool, and not the white towels placed for use in guest bathrooms.

Pool Room

- This room is locked when not in use.
- The floor in the Pool Room is tiled and might be slippery when wet.

The Barn

- The Barn is a private area, but can be used for the safe storage of bicycles by prior arrangement.

Additional Information

- All bedrooms, the hall, landing and top storage floor are equipped with smoke detectors. There is also a heat detector near the kitchen, carbon monoxide detectors in rooms where there are wood-burning stoves and a fire blanket in the kitchen. There are multi-purpose powder fire extinguishers on the ground floor in the main hall next to the porch doors, and on the landing outside the door to the Yellow Room.
- Each bedroom also has an emergency LED torch, which comes on automatically should there be a power failure. This device is plugged in to an electric socket in each bedroom and the torch can be lifted out. It emits a dull glow when plugged in.
- In the event of a fire, we will sound a hooter. Please advise us if you have a hearing impairment and might not hear this.
- The building can be evacuated down the main stairs and out through the hall and front door. Please muster outside the front gate in the lane in front of the house.
- We do not permit smoking in the house or the grounds.
- We are happy to cater for special diets or any particular likes or dislikes. Please advise us of these before your arrival.
- We are happy to refrigerate any medicines.

Contact Information

- Address – Pool House, 4 Higher Road, Woolavington, Bridgwater, Somerset TA7 8DY
- Telephone –07855 360108.
- Email – enquiries@poolhousewoolavington.co.uk
- Website – www.poolhousewoolavington.com

If you would like further details or have any comments about the services we provide do not hesitate to contact us.