

# **Access Statement**

**For CEDAR HOUSE**

**Bed and Breakfast and Self Catering Cottages**

## **Introduction**

**Cedar House** is a fine Edwardian Country house set in 1.5 acres of gardens with stunning views across the countryside from the coast to Exmoor, offering peace and tranquillity.

We offer bed and breakfast to the highest of standards which are reflected in our Visit Britain assessment rating of 4 stars and a Silver Award. This was first awarded in 2009 and is still maintained. We have also been awarded the Trip Advisor Certificate of Excellence since 2012.

All our bedrooms are located on the first floor accessed via a straight staircase with banisters on both sides. All communal areas are on the ground floor.

We also offer 2 self catering cottages situated within the grounds of Cedar House.

**The Pippins**, awarded 4 Star Gold in 2010 by Visit Britain and still maintained, is a spacious one bed roomed bungalow sleeping 2 guests.

**The Bramleys**, upgraded to a 4 Star award in 2012, is a bungalow with 2 bedrooms which sleeps up to 4 guests.

Ample level parking and gardens surround the properties.

We have a no-smoking policy throughout Cedar House and the cottages.

Children and pets are not allowed in the bed and breakfast.

We welcome children in The Bramleys but, sorry, no pets.

## **Pre-Arrival**

- Reservations may be made by phone, post, email or online.
- On reservation of bed and breakfast rooms, a 25% non-refundable deposit is requested.
- We take all major credit cards (except Amex), BACS payments or, cheques can be sent made payable to Cedar House.
- Dietary requirements and any allergies are discussed on reservation.
  
- On reservation of self catering cottages, a 25% non-refundable deposit is requested.
- A booking form with full terms and conditions is sent to guests.
- The final balance is payable 6 weeks prior to arrival.
- On arrival we ask for a £40 cash, holding deposit, which is held against breakage or damage in the property.
  
- Full website and location details are sent out, on request.

## **Arrival and Car Parking Facilities**

- **Cedar House** is clearly signed at both sides of the wide splay at the entrance to the drive and with a hanging sign.
- Ample, off street parking is clearly marked out.
- There is a space designated for disabled guests adjacent to the reception path.
- We ask that arrivals are between 4-7 pm unless previously arranged.
- On arrival, guests are welcomed by the owner/occupiers, Mel and Rick Milliship.
- Guests are asked to complete the registration forms, and are then shown to their accommodation.

## **Main Entrance and Reception Area**

- On arrival, the main entrance path is accessed up one step from the car park or via a ramp at the side of the path.
- There is one step to enter the property.
- The main entrance, reception and residents breakfast room are all on the ground floor and on the flat.
  
- **The Pippins** is accessed up one step from the drive and one step into the property. Whilst the inside of the property is all on the flat, there is one step down out of the conservatory and one step down out of the back door.
  
- **The Bramleys** is completely on the flat from the car park to the cottage. However, there is a short walk from the car park to this property, which is located at the rear of the main house. The inside of this cottage is completely level.

## **Public Areas – Hall, Stairs, Landings, Corridors etc**

- The entrance hall is level with a tile and wood surface.
- Tourist information is displayed at eye level in the reception area, on easily accessed display racks.
- There is a pay phone located on the wall in the reception area.
- There is one, straight staircase to the first floor with banisters on one side and a hand rail on the other.
- At the top of the stairs there is one step, either left or right, to access one bedroom or the upstairs landing.
- After this step, all areas upstairs are on the flat and carpeted.
- All areas are well lit with lighting on throughout the night.
- This lighting consists of a standard lamp at reception, a table lamp at the bottom of the stairs and a table lamp on the landing on the first floor.
- There is an illuminated, emergency light over the reception door.

## **Public WCs**

- There are no public WCs within the property, just the ones in the en-suite bathrooms.

## **Public Areas – Sitting Room, Lounges, Lobbies etc**

- At present, we do not offer a residents lounge in the bed and breakfast accommodation.
- However, all 4 bedrooms have their own soft seating, with either low level chairs or a small sofa.
- **The Pippins** has a large sitting room with double doors leading into a conservatory. There is a dining table and chairs in both rooms and in the kitchen.
- **The Bramleys** has a sitting/dining room with a sofa and 2 easy chairs and a dining table and 4 chairs. It has dual aspect windows, one low level, overlooking the gardens and ancient apple orchard at the rear of the property.

## **Restaurant / Dining Room, Bar & The Bar area, Take Away and Café**

- We do not offer a bar area, take away facilities or a café.
- In the bed and breakfast, the breakfast room is located on the ground floor, off the hallway, and is level and carpeted.
- Dietary requirements are discussed before arrival, but there is a full menu covering different options.
- Guests are asked to complete a menu card the preceding evening.
- Breakfast is served between 8.15 and 9 am, unless previously arranged.
- All tables are easily accessible.
- Guests help themselves to cereal and fruit juice. Everything else is brought to the table.
- Guests from the self catering cottages are welcome to come to the main house for breakfast.
- This is subject to 24 hours notice and availability, and has an additional charge.

## **Laundry**

- Whilst no laundry facilities are provided for guests in the bed and breakfast accommodation, a laundry service is offered by prior arrangement.
- If requested, we can offer an iron and ironing board and a trouser press for guest use.
- In both cottages we provide a washing machine, inside drying rack and an outside washing line.

## **Shop**

- Not available

## **Treatment Room/s**

- Not available

## **Leisure Facilities**

- Not available

## **Outdoor Facilities**

- Not available

## **Conference & Meeting Rooms, Banqueting**

- Not available

## **Clubs & Entertainment**

- Not available

## **Bedrooms & Sleeping Areas**

- In the bed and breakfast all bedrooms are located on the first floor, are carpeted and have lovely countryside views.
  - All rooms are well lit with a range of over-head, bedside and table lamps.
  - There are 2 king-size bedrooms, 1 single and 1 twin/super king-size room. All rooms are en-suite. One king-size and the twin/super king-size have en-suite shower rooms. The other 2 rooms have en-suite bathrooms with a shower over the bath.
  - All rooms have tea and coffee making facilities, bottled water and delicious chocolates.
  - All rooms have a Freeview TV, DAB clock/radio, dressing gown, hairdryer, shoe cleaning facilities and a clothes brush.
  - Each room has spare blankets and pillows and a hot water bottle.
  - All rooms have a wind-up torch, tourist information pack and general, local information pamphlets.
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- **The Pippins** has a twin/super king-size bedroom with overhead lighting and bedside table lamps. There is a side lamp on the dresser. A hairdryer, DAB clock/radio and wind-up torch are provided.
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- **The Bramleys** has 2 twin/super king-size bedrooms. Each room has a DAB clock/radio, hairdryer and wind-up torch. There is overhead, recessed lighting, bedside table lamps and a table lamp on the dresser/chest of drawers. There are basin units in both of these rooms.
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- All bedrooms in the cottages have spare pillows and blankets. There is ample clothes hanging space and shelf space in the bedrooms.
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- Guests are asked how they would like the beds made up, as twins, super king-size or, in The Bramleys, one of each.

## **Bathroom, Shower-room & WC (En-suite or Shared)**

- In the bed and breakfast all bedrooms have en-suite facilities with lino flooring.
- The 'Gold' king-size room and the single room have spacious bathrooms with a shower over the bath.
- The 'Green' twin/super king-size room and the 'Blue' king-size room have 1 meter wide showers with an easy glide sliding door.
- All bath towels and mats are provided, as are a range of luxury toiletries from Gilchrist and Soames.
  
- **The Pippins** has a spacious bathroom with a separate bath and large, walk-in power shower.
- All bath towels and mats are provided.
  
- **The Bramleys** has a bath and separate power shower with a grab handle. Each bedroom has its own basin unit.
  
- All bathrooms in the bed and breakfast and cottages have a free standing, magnifying, make-up mirror. We also supply a box of tissues and pots of cotton balls, pads and buds.

## **Self Catering Kitchen**

- Not available in the bed and breakfast.
  
- Each cottage has its own extensively equipped kitchen with a microwave, fridge and freezer, cooker and hob, iron and ironing board, vacuum and large wind-up torch.
- All cooking pans, utensils, cutlery, crockery, glassware, oven gloves etc are provided. Even kitchen scales!

## **Caravans, Holiday Homes & Twin Units**

- Not Available.

## Grounds and Gardens

- The bed and breakfast accommodation and both self catering cottages are located within the 1.5 acre grounds of Cedar House.
  - All guests have full access to all the gardens.
  - There are tables and chairs in the gardens for guests to use.
  - Each cottage has its own outside dining table and chairs.
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- We do advise guests to take care, when in the garden, as there are some steps and uneven surfaces.

## Additional Information

- In the bed and breakfast there is a bell on the wall at the bottom of the stairs for guests to use, either in the event of an emergency or to attract our attention.
  - A full fire alarm system is in use at all times.
  - There is a 'break glass' key box at reception.
  - There are fire doors where they have been advised by Devon and Somerset Fire and Rescue.
  - Extinguishers are located at reception and on the first floor landing at the top of the stairs.
  - There is illuminated exit signage on both floors.
  - An emergency and fire evacuation notice is prominently displayed in each bedroom on the first floor which indicate the main exit via reception and an alternative exit via the first floor.
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- In **The Pippins** and **The Bramleys** fire alarms, extinguishers and fire blankets are located in prominent positions.
  - An emergency and fire evacuation notice is displayed in each cottage.
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- The emergency and fire evacuation notices are shown to guests on their arrival.
  - All alarms, extinguishers etc are regularly maintained in accordance with our insurance.



## **Touring Facilities (Holiday Parks)**

- Not Available.

## **Contact Address, Telephone and Email**

**Address** Cedar House,  
Old Cleeve,  
Nr Minehead,  
Somerset.  
TA24 6HH

**Telephone** 01984 640437

**Email** [enquiries@cedarhousesomerset.co.uk](mailto:enquiries@cedarhousesomerset.co.uk)

**Website** [www.cedarhousesomerset.co.uk](http://www.cedarhousesomerset.co.uk)  
[www.exmoorcottages.com](http://www.exmoorcottages.com)

## **Future Plans**

- Apart from updating and improving facilities for guests there are no major plans anticipated for the future.

**We welcome your feed back to help us continually improve our service and facilities.**

**If you have any comments please phone: 01984 640437 or email: [enquiries@cedarhousesomerset.co.uk](mailto:enquiries@cedarhousesomerset.co.uk)**