

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 Pencombe House Bed and Breakfast

Introduction

The house is in a countryside location; it is just outside the village of Binstead with the town of Ryde a couple of miles away. There is also the village of Havenstreet about a mile in the other direction. There is a wide gradual approach to the house from the road. The house offers three en-suite rooms all of which are upstairs.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01983 567910 or email marycobrien@tiscali.co.uk.

Pre-Arrival

- The nearest ferry ports are Fishbourne where the Wightlink car ferry from Portsmouth arrives; Ryde where the Wightlink passenger ferry from Portsmouth arrives and East Cowes where the Red Funnel car ferry from Southampton arrives.
- There are regular buses from Ryde Bus Station, numbers 4 or 9, that stop at the top of Binstead Hill. The house is then about 3/4 mile along Newnham Road, the first part of this road has pavements, but the last few hundred yards does not.
- There are also no pavements on the road heading in the other direction from the house towards Havenstreet

Car Parking and Arrival

- There is a large gravel drive right in front of the house with plenty of room for all guests' cars. There is a light outside the front door and also one just off the road.
- People can be dropped off right outside the front door, there are four wide steps to the door with no hand rails or ramp.
- The door opening width is 700mm/27.5ins, with a second door of the same width that can also be opened.

Welcome Area

- Guests are welcomed in the hallway, which is level and carpeted throughout and lit with wall lights.
- There is a notepad and pen in the hall, there is also a bookshelf with a selection of reading material for the use of any guests.

Bedrooms

- All three bedrooms are upstairs, they all have central ceiling lights and bedside lamps.
- The bedrooms are carpeted throughout.
- The doors are marked with raised numbers.
- Room 1 is a family room with a double bed and a single bed, as well as an extra put up bed when necessary; the door is 720mm/28.25ins wide.
- Room 3 has a double bed and the door is 710mm/28ins wide.
- Room 4 is a twin room with a double bed and a single bed, the door is 730mm/28.75ins wide.

Bathrooms, Shower-rooms & Toilets (Ensuite or Shared)

- All rooms have en-suite bathrooms with level access.
- The twin and double rooms have showers with a 160mm/6.5ins lip, the doors to these en-suites are 660mm/26ins wide.
- The family room has a bath with a shower unit above, the door to this en-suite is 700mm/27.5ins wide.

Public Areas - Halls, Stairs, Landings, Corridors

- There is a 950mm/37.5ins wide gallery staircase which is carpeted as is the hallway and landing.
- The staircase has a handrail and consists of 5 steps followed by a further 8 steps.

Dining Room

- The dining room is situated on the ground floor with step free/level entry from the hallway, it is carpeted in the same way as the hall.
- It is a naturally well lit room with a patio door leading out to the garden; there are also wall lights.
- Breakfast is served but you can help yourself to fruit juices, cereals and fruit.
- Any dietary requirements can be catered for with prior notice.

Garden

- There is a paved patio area which can be accessed from the front drive. Tables and chairs are available on the patio.
- There is a large open plan lawned garden with flower beds, some of it flat and some sloping.

Additional Information

- There is free internet access available throughout the house.
- The local hospital is St Marys, which is in Newport, the number there is 01983 524081.
- The local doctor's surgery is Tower House in Ryde, the number there is 01983 811431.
- The nearest places to eat are the White Hart Inn in Havenstreet, 01983 883485 and The Fleming Arms in Binstead, 01983 563415.

Contact Information

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