

OARE MANOR – ACCESS STATEMENT

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe facilities and services that we offer all our guests/visitors.

Introduction

Oare Manor is perfect for those wishing for a truly memorable self-catering holiday nestled in the Doone Valley on Exmoor National Park. However we can also provide at an additional cost, chef/s to cater to all your requirements. We have the main house which has 5 bedrooms – 1 twin and 4 double. Bedroom number 6 although joined onto the end of the house is accessed by a staircase on the outside of the house. 2 further double bedroom suites are located on the first floor above the old stable building. These are both reached by external stone stairways.

The oldest part of the house dates back to the 11th century. The house nestles within it's own 30 acre estate which makes it a very private house to stay in. Over the past 3 years the complete premises have been extensively refurbished to an extremely high standard. Unfortunately due to the location the property, the very uneven ground, steep landscape and steps inside and out it would prove unsuitable for wheelchair users. All bedrooms are on the first floor. It may also be unsuitable for young children due to an open waterway adjacent to the premises which at times of the year is very fast flowing. There also open fires in many of the rooms.

We look forward to welcoming you to Oare Manor and if you have any queries or require assistance please phone either on 01598 741300 or 01403 711844. Alternatively you can email us at enquiries@oaremanor.com.

Pre-Arrival

- There is a local bus service which is more regular during the summer months which stops wherever requested
- The main road to Oare Manor travels across Exmoor National Park, the last section is single track down a fairly steep hill with passing places.
- Guests can pre-order grocery deliveries for use during their stay – our housekeeper is in residence and can take delivery of these by pre-arrangement.
- All information including hire rates for Oare Manor and this Access Statement are available in larger print on request.

Key Collection, Welcome & Car Parking

- On arrival at Oare Manor you will be met by the Housekeeper and/or her husband the Butler.
- Parking is available in front of the house for up to 8 cars maximum

Entrance to Property

- The front door is 41" (104cm) wide. And there are 3 steps up to it. The entrance door to the rear of the house does not have a step but is approached by an unlevel sloping path.
- The entrance doors are well lit at night by outside lights.
- The floor covering inside the entrance is Coir matting.

Halls, Stairs, Landings & Passageways

- The hall, stairs and landings are well lit using a combination of wall and ceiling lights.
- Passageways are 42" wide
- The cover varies between short pile carpet and uneven original flagstone floors with rugs in places.
- The staircase in the main house has 17 steps. Handrail one side only and a half landing.

Floor level changes on the ground floor

- Main hall into study
- Main hall into Conservatory
- Main hall into Dining Room
- Breakfast room into kitchen
- Breakfast Room into Cellar corridor
- 2 steps down to Freezer Room/Wine Cellar
- 3 steps down to Laundry Room & Toilet

Main Reception Hall, Library & Drawing Room

- The Main Reception Hall is accessed directly from the main front door entrance hallway. The room has an open log fire and a low level coffee table. The seating is a mixture of leather sofa and armchairs as well as high backed wooden chairs. The seating in the Drawing Room is made up of large sofas and armchairs. There is also a low level coffee table and an open fire. The Library has a wooden desk and chair, a sofa and a low level coffee table. There is a log burner in this room. There is also a DVD Library in the bottom of a Glass Display Cabinet.
- Lighting by day is from natural light and by night from overhead lights and table lamps around the room.
- The flooring in the Main Hall is Parquet flooring with rugs. The flooring in the Library and the Drawing Room is short pile carpet.
- There is a walk-in Bar in the Main Hall containing alcoholic beverages & glassware for guests use by prior arrangement.

- Lighting in these rooms and the passageways is by a mixture of wall & ceiling lights and also table and floor lamps.

The Dining Room

- The dining room floor is situated on the ground floor and has the original flagstone flooring with rugs.
- The dining table seats up to 16 people with wooden dining chairs (all moveable) with padded seats. The table is 30" high.
- There is free space around the table.
- There is a non-functioning open fireplace.
- Lighting is natural daylight with wall lighting and table lamps around the room.
- There is a separate serving table at one end of the room and a large sideboard.

The Conservatory

- Conservatory is accessed through a door from the Main Hall. There is also a door leading from the Conservatory outside into the garden.
- There is a cloakroom leading off of the Conservatory. The flooring is natural stone with a rug.
- There is a Guest Office also leading off the Conservatory which has a wooden desk and chair.
- The secure Gun cupboard is located here and available for guests use during their stay at no additional cost.

The Breakfast Room

- The breakfast room has original flagstone flooring.
- There is a wooden dining table with seating for 8 people on wooden chairs with padded seats.
- There is a log burner fire in the room.
- There is an outside door from this room to the garden which has 3 steps up from the garden leading into the entrance lobby and then another step up into the room. The floor in the porch has Coir matting.
- There are Patio doors leading out into the back garden area and also a door leading to the Pantry, Wine Cellar, Game Cellar, W.C. & Laundry Room (then 2 steps down to the Wine & Game cellars & 3 steps down to the W.C. & Laundry room).

The Kitchen

- The Kitchen is situated on the ground floor and accessed via a doorway leading from the Breakfast Room. There are also 2 strengthened glass doors leading from the kitchen into the garden at the back of the house.
- The flooring is flagstone.

- There are 2 dishwashers, a large double fridge, an Everhot Oven (electric Aga) with induction hob and 2 Britannia Ovens.
- The cupboards in the kitchen hold an excellent range of kitchen utensils
- The worktops and the sink are 35.5" (90mm) high.
- Crockery is located in the floor cupboards, glasses and other crockery is located in wall cupboards above the double sinks.
- The Kitchen is well lit with natural light and there are also over head Halogen lights.

The Laundry Room

- The laundry room is approached by steps down from the Breakfast Room and along a short corridor. It contains 3 automatic washing machines and 2 separate tumble driers all of which are front loading. There is also a sink.
- The room is lit by a ceiling light as well as natural light.
- The flooring is wooden Parquet.

The Wine Cellar

- The Wine Cellar is approached from the Breakfast Room and down 2 steps.
- There is a chest freezer containing frozen meals prepared by one of our chefs and available for guests to purchase should they wish.
- There is a large double fridge for drink storage as well as an ice making facility.
- There is a large wine rack and house wines are available to purchase from the Housekeeper/Butler.
- The flooring is concrete and the room is lit by a ceiling light only.

The Game Cellar

- The Game Cellar is approached from the Breakfast Room down 2 steps.
- There is a microwave located here for guests use.
- There is also a game cupboard and other storage space.
- The flooring is concrete and there is natural light and a ceiling light.

The W.C.

- There is a small W.C. located next to the Laundry Room which contains a toilet and small basin.

Bedrooms

- Bedroom corridor 42" (1.7 mtr) wide
- Bathrobes are provided in all bedrooms.

- There are 5 bedrooms in the main house – 4 are double en-suite rooms and the 5th has twin beds with a bathroom across the landing which has a shower, basin & toilet.
- Bedroom room number 6 is a self-contained double-bedded suite with bedsitting room, separate en-suite bathroom and kitchenette. The suite is accessed via a stone staircase with 21 steps which is external at one end of the house. The door opens into the small kitchenette area which has tea/coffee making facilities, small fridge & microwave. This area then leads into the lounge/bedroom area. The bathroom contains a toilet, bath and basin.
- Bedrooms 7 & 8 are both double bedded suites. They are both located above the old stables/kennels at one side of the garden and are each accessed via their own stone staircases.
- Bedroom 7 contains a bathroom with bath and basin, a separate toilet – both of these are accessed by doors off of the bedroom. There is a separate lounge with a low coffee table, large sofa and armchair, TV and side table. There is also a wood burner fire. From the lounge is a door to the kitchen which contains a wooden table and chairs, fridge, dishwasher, full cooking facilities and a range of worktops and cupboards (wall & floor). The flooring is the original wooden boards which are varnished and there are several rugs.
- Bedroom 8 contains a separate bathroom with bath, basin and toilet. A small kitchen area which has tea/coffee making facilities, small fridge, microwave & cupboards. This area leads into the dressing room area, with wardrobe, table, desk and chair. There are also double doors which lead outside to a private garden area. The bedroom contains a double bed, a sofa, a coffee table, occasional table and chest of drawers. The floor is covered throughout with short pile carpet and sheepskin rugs throughout.
- All bedrooms contain a TV (Freesat which includes radio stations), DVD player (a selection of DVDs can be found in the bottom of the glass cabinet in the Drawing Room), WiFi and direct dial telephone. There is natural daylight in all the rooms as well as wall, ceiling and table lamps.
- All mattresses are topped with luxury feather mattress toppers and all bed and bathroom linen is included.
- All bathrooms contain complimentary toiletries – please be aware that the baths will fill quickly
- All rooms have a wind-up torch located in the bedside cabinets.
- All rooms have a direct dial telephone – to make a call pick up the handset, press 9 followed by the number you are calling and then the “phone” symbol on the left-hand side of the phone handpiece. To end the call press the right-hand “phone” symbol or replace the handset to the base. All calls will be chargeable on departure.
- Guest’s attention is drawn to the “Polite Notice” in the bathrooms with regard to our usage of a Septic tank.
- The water at Oare Manor is filtered and safe to drink.

Floor level changes on first floor

- Bed 1 – step up into room from corridor, 3 steps up to bedroom and bathroom area, and 3 steps down to the separate toilet.
- Bed 2 – Family bathroom slight floor level change from corridor into Bathroom
- Bed 3 – small level change into bathroom from bedroom
- Bed 4 – 2 steps down to Bathroom
- Bed 5 – 2 steps down to Bathroom, slight level change from bedroom into Toilet
- Bed 6 – (9 steps from patio level outside) 21 steps from ground level to entrance door.
- Bed 7 – 13 steps upto Front door
- Bed 8 – 14 steps upto Front door, Double doors to Garden 4 steps

The Games Room/Studio

- The Housekeepers Cottage is located opposite bedrooms 7& 8 and is private and out of bounds to guests. Adjoining this is The Games Room/Studio which has its own separate entrance door.
- There is a bar containing alcoholic beverages available by prior arrangement.
- On the ground floor there is a Trilliards Table, Dart Board, Pin Ball Machine and Penny Slot Machine. On the first floor which is accessed by a wooden staircase there is a large 3D TV, sofa and beanbags.

Other facilities in the garden

- Below Bedrooms 7& 8 there is a small room accessed by its own outside door which is the washroom for dogs. This contains a shower and blower drier for use on dogs.
- At the back of the house in the garden is a Hot Tub which can be used by guests. Please speak to Housekeeper/Butler for usage directions.
- There are stables at Oare Manor which may be used by guests by prior arrangement only. There is also housing available for guests dogs. Guests dogs are permitted in the kitchen of the house ONLY with the exception of registered Guide Dogs.
- To the rear of the house there is a narrow paved patio area
- There are various seating options within the garden and a BBQ.
- The house has a large garden mainly laid to lawn with flower beds and a vegetable garden, but there are several areas which are either paved or graveled. The garden is sloping and rises very steeply at the back. There are gates whereby you can gain direct access onto the moors.

Additional Information

- There is a Fire Procedure notice giving full instructions in the case of fire hanging on the back of all bedroom doors. Guests are asked to familiarise themselves with these instructions upon arrival at the house.
- The nearest Hospital with an A&E unit is in Minehead which is approximately 12 miles away – Telephone 01643 701515 and the nearest Doctor’s surgery is Porlock Medical Centre, TA24 8PJ. Tel. 01643 862575 – Mon-Fri. There is further information on this and all other local services in the “Guest Information” folders which are in each bedroom.
- Nearest dispensing chemist: Porlock Pharmacy, High Street, Porlock Tel.01643 862427. Open Mon-Fri 0830-1800hrs / Saturday 0900-1300hrs only.
- Details of local attractions and restaurants/pubs can also be found in the “Guest Information” folder.
- Guests bringing their own dogs onto the premises are expected to clear up any soiling from the garden/house.
- There is no mobile phone signal at Oare Manor or along the Doone Valley.
- All areas of the house have good colour contrast between the floor, doors and walls.
- Due to the age of the house we have retained original flagstone flooring in some of the downstairs rooms which may be slightly uneven in parts. There are also a few steps up and down into the smaller rooms in the oldest part of the house. This may prove unsuitable for those slightly less mobile.
- Nearest Petrol Garage: Porlock Garage, High Street, Porlock- open Monday-Friday ONLY.
- All guests are asked to read the “Fire Procedure Instructions” which are located on the back of all bedroom doors and familiarize themselves with their escape routes.
- There is an area to the side of the house which is suitable (weather permitting) to land a helicopter. The co-ordinates for this are: 51.21 degrees N 3.71 degrees W Grid ref. SS80.2 47.3
- The house features a BOSE sound system.
- The resident Housekeeper and Butler are available at all times.
- On travelling to Oare Manor guests are advised not to follow their SatNav instructions if it tells them to turn left down Hookway Hill/Oare. Instead continue on the A39 towards Lynmouth, after passing “The Culbone Inn” continue along the A39 for approximately 3 miles. As you start to descend take the left turn signposted ‘Oare & Malmesmead, Lorna Doone Camping’. The road (New Road) descends into the valley for approximately one mile. At the bottom go over a very small bridge and at the “T” junction you will see Oare Manor’s wooden entrance gates in front of you. Do not park too closely to the gates as they open outwards.
- The contact information_address (incl. postcode): Oare Manor, Oare, Nr.Lynton, Somerset EX35 6NX
 - Telephone: 01598 741300/741240
 - Email: enquiries@oaremanor.com

- Website: www.oaremanor.com
- Grid reference: Ordnance Survey grid reference SS80.2 47.3
- Hours of Operation: Open all year round except Christmas/New Year.
- Local Taxi: Porlock & Exmoor Taxis Tel. 01271 343677 – Bossington Taxi 07971 044871 – Allerford Taxi 01643 862222
- Local Public Transport: Bus – there is a bus stop 1 mile up the hill on the A39 which is a Request Stop. The bus number 39 is an all year round service & the housekeeper can provide you with a timetable. The number 300 is an open top bus which runs April to the end of October only.
- Trains – Nearest mainline station in Taunton which is approximately a one hour drive away – Taunton Taxi – Regal Car Taxi 01823 333654