



Accessibility Guide

Introduction

Garlands at Beer offer three beautiful self-catering cottages at one stunning location in the fishing village of Beer. We provide home comforts, gorgeous sea views and lovingly maintained gardens situated on the Jurassic Coast and South West Coast Path. Our cottages are located in an Area of Outstanding Natural Beauty.

The 3 cottages have recently been refurbished:

The Beach House – one bedroom, one bathroom

The Seaside Inn – two bedrooms (one double and one twin), two bathrooms

The Boat Shed – two bedrooms (one double and one twin), two bathrooms

Each cottage has its own terrace overlooking the garden and sea. They also have ample car parking. We are dog friendly so the whole family can come on holiday with us. The two bedroom cottages are perfect for a family of four or for two couples as each bedroom has its own bathroom.

The owners, Lesley and Justin live on site in the main house next door to the cottages. The Beach House and Seaside Inn have a dedicated gravel car park with access via a gently sloping path. The Boat Shed has a dedicated parking space on the tarmac next to its main entrance.

If you have any questions that are not covered by our website or this guide please do contact us and we'll be very happy to assist you in your holiday choice.

Getting here

You can get to Garlands at Beer by car, train and bus however we would recommend that a car is essential so that you can easily explore the surrounding areas of East Devon and West Dorset. It is important to note that Beer village is located in a little valley and is surrounded by hills some of which are very steep. Our cottages are a 15 minute walk to the beach which is reached by walking down Sea Hill. It is possible to take a car down Sea Hill to drop off and pick up passengers. There is also limited car parking there.

The nearest bus stop is at the Beer Village Stores in the heart of the village. From there our cottages are a 10 minute walk up a hill. The nearest train station is Axminster which is 7 miles away. From there we recommend a taxi to the cottages. Karen's Cars is the best and can be contacted on 01297 680400.

We have ample car parking for the cottages and for visitors. This is a bonus in Beer where many holiday cottages do not have parking facilities. The car parking is level and gravelled. The parking is accessible and is less than 10 metres from the cottage front doors. The route from the parking area to the front doors is 1207mm wide or more.

Level Access

The access from the car parking to the cottage front doors is flat. The main entrances to the cottages have one step. There is no lift.



- Showing The Boat Shed access on the left



- Showing The Beach House and The Seaside Inn access

Our changeover day is on a Saturday.

Welcome information and directions can be provided in large print on request.

For full details of our location including a map, please see our website.

There are motion light sensors in the car park and on the exterior of the property.

Your arrival and getting around inside

Whenever possible guests are met on arrival and shown around the cottages, facilities and safety features. Assistance is given with luggage if requested.

The cottage front doors are locked using a single key. The front doors are side hung and 700mm wide. The main entrances have one step up and the hallways and bedrooms are all carpeted. All the cottages are fitted with smoke and carbon monoxide detectors. They also have fire extinguishers and fire blankets. There is a washing machine/tumble dryer in all cottages and also an iron and ironing board.

We can help to move furniture in the cottages to help accessibility upon request. In addition we can give details of our cleaning products on request. All bedrooms all have windows with bedside lamps and ceiling lights. Our sheets and duvet covers are high quality Egyptian cotton. Duvets and pillows are feather free and bedspreads are provided with extra being available on request.

There are side lamps in all the lounges and some of the TV's have subtitles.

Cotton bath and shower mats are provided and guests bring their own towels, or cotton towels are available upon request and charged at £10 per pack.

The Boat Shed

The ground floor of this cottage has a hallway off which lead the dining room, a small twin bedroom and adjoining shower room. It has a dining room that you walk through to get to the kitchen.



- Showing The Boat Shed Kitchen

There is a range of cupboards in the kitchen and all the worksurfaces are at a height of between 650mm and 900mm. There is a sink with mixer tap and working surfaces to the right and left. There is a full sized fridge freezer and microwave. The oven has a drop down door. The central heating and hot water controls are in the kitchen with the thermostat in the upstairs lounge. A toaster

and electric kettle are located on the work surface. All appliances have instructions, which are in the kitchen.



- Showing The Boat Shed downstairs shower room

The downstairs shower cubicle has a tiled floor and shower cubicle that runs off the main hot water. There is a bathroom cabinet and a cistern toilet.

The Boat Shed has 13 steps up to the small master double bedroom, en-suite bathroom and the lounge. These are all carpeted with lino in the bathroom. There is a step down into the en-suite bathroom from the master bedroom with

a sliding door. The bathroom has a separate electric shower and heated towel rail. There are mixer taps on the bath.

In the lounge there is a large corner sofa with non-feather cushions and a rocking chair. There is a TV with Freeview and a remote control. There is also a DVD player with remote control.

The Beach House

The Beach House has an open plan concept with a lounge/diner leading into a kitchen. There is no door to the kitchen and it has wider access with floor tiles.

In the lounge there is a two seater sofa and one armchair. There is a TV with Freeview and a remote control. There is also a DVD player with remote control. There are double French doors that lead out onto a private terrace.



- Showing The Beach House lounge/diner

There is a range of cupboards in the kitchen and all the work surfaces are at a height of between 650mm and 900mm. There is a sink with mixer tap and working surfaces to the right and left. There is a full-sized fridge, freezer and microwave. The oven has a drop down door. The central heating and hot water controls are in the kitchen with the thermostat in the lounge. A toaster and electric kettle are located on the work surface. All appliances have instructions, which are in the kitchen.

There are 13 steps up to the large double bedroom and en-suite bathroom with shower over the bath. There are mixer taps on the bath, lino on the floor and a heated towel rail. There is a water pump fitted. There is good access around the double bed.



- Showing The Beach House bedroom

The Seaside Inn

This cottage has a lounge/diner and kitchen on the ground floor.

In the lounge there is a three seater sofa and one armchair. There is a TV with Freeview and a remote control. There is also a DVD player with remote control. There are double French doors that lead out onto a private terrace.

In the kitchen there are floor tiles and a range of cupboards. All the work surfaces are at a height of between 650mm and 900mm. There is a sink with mixer tap and working surfaces to the right and left. There is a full-sized fridge, freezer and microwave. The oven has a drop down door. The central heating and hot water controls are in the kitchen with the thermostat in the lounge. A toaster and electric kettle are located on the work surface. All appliances have instructions, which are in the kitchen.



- Showing The Seaside Inn lounge/diner

There are 13 steps up to the large double bedroom and twin room. There is plenty of access around the double bed. The double en-suite has a shower over the bath and mixer taps. There is a radiator in the bathroom and lino on the floor. This bathroom is fitted with a water pump. The twin room en-suite is a shower room with an electric shower.



- Showing The Seaside Inn upstairs twin bedroom shower room

Getting around outside

There are large gardens at Garlands house with level access to them from the car parking areas. There are terraces that guests can enjoy. From The Beach House and The Seaside Inn there are French doors that lead out from the lounges to the terrace. From The Boat Shed guests can access their terrace by walking around the side of the cottage.

The garden has flower beds and a large lawn area. The terraces are paved and a bbq is available upon request.



- Showing The Seaside Inn terrace

Additional information

In the event of fire there are clear instructions in the welcome book. There is a torch located in the hallway for guests to use in the event of power failure. Smoking is not allowed in any of the cottages.

We are dog friendly and the dogs can use the gardens. We do not charge a pet fee for guide dogs.

Beer beach is accessed via a steep hill with a large car park in the village centre.
<https://www.beercarpark.co.uk/beer-central-car-park>

There is disabled parking in Seaton and the esplanade is totally level so it is possible to push a wheelchair or ride a mobility scooter to the hut. In this way our guests can enjoy the beach.

There is a large triple garage with light and power. We can clear an area to recharge mobility scooters and wheelchairs.

Whilst the owners live on site we cannot guarantee that they will always be at home during a guests holiday.

The nearest hospital for minor injuries is Honiton Hospital, Marl pits Lane, Honiton, EX14 2DE. Tel - 01404 540540.

The nearest A&E hospital is The Royal Devon Exeter Hospital, Wonford Road, Exeter EX2 4UG. Tel - 01392 411611

There is complimentary Wifi available in the property.

Mobile phone reception is good. In an emergency guests may use the owners' landline.

Contact information

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