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# Access Statement for Green Lawn House Self Catering Accommodation, Overstrand, North Norfolk

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Three Star Self Catering

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Anne & John Driscoll (Proprietors) November  
2008

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## **Access Statement for *Green Lawn House* Self Catering Accommodation, Overstrand, North Norfolk.**

### **Introduction**

Green Lawn House is located within the quaint fishing village of Overstrand, offering a choice of three self catering holiday apartments that are a short walk to the sea. We have one ground floor double studio apartment, one double apartment on the first floor and a double and twin combined apartment on the second floor. All apartments are en-suite and include separate kitchen and bathroom facilities.

The following statement is a summary of our provision but if you have any other specific questions please do not hesitate to contact us.

We do accept well behaved pets on request for which an extra supplementary charge is made.

### **Pre-Arrival**

We can be contacted by direct line telephone or e-mail (see details below). Our booking form also invites you to give an expected time of arrival so you can be greeted when you arrive. In the unlikely event of one the Proprietors not being available at the time of your arrival, there is a key safe facility and a pass-code so you will still be able to access the main door to your accommodation.

You can also visit our website that has photographs of all our suites and facilities (see details below).

There is a regular daily bus service to Norwich (approximately 24 miles) and the surrounding seaside towns of Cromer (approximately 2 miles) and Sheringham (approximately 6 miles). The bus stop is located around 200 metres from the house and is reached along the pavement on a level walk.

The nearest railway station is Cromer that also connects with local villages and terminates at Norwich with a total journey time of around 40 minutes. The local bus will take you into Cromer town centre however, the railway station is a further 10 minute walk up a moderate hill with narrow pavements and located opposite the police station and next to Morrisons supermarket. It may be advisable to book a local taxi from Green Lawn House to the railway station that will take approximately 15 minutes.

### **Arrival & Car Parking Facilities**

Green Lawn House is clearly marked by a large swinging sign at the front of the property and is located in the High Street immediately opposite the village sports pavilion.

There is ample off street parking in the driveway for up to six guest cars. The driveway is on a slight slope from the road. The main entrance to the house is located by keeping to the left of the gravel drive as you enter and following the drive to the entrance door which will be on your right. The main entrance door has a small red tiled step. When you ring the door bell you will normally be greeted by one of the Proprietors who will then show you to your suite.

## **Guest Entrance and Reception**

The entrance door to the suites is a separate one from the main house itself. It is located to the rear of the property, which used to be the entrance to the servant's quarters in Edwardian times when Green Lawn House was a grand house. The distance from the front to the rear door is approximately 40 metres walking across the gravel driveway around the rear of the property and up a slight incline.

All guests will be escorted by the Proprietors to the rear guest entrance door and taken to their rooms for a brief explanation of the accommodation and safety issues and given keys to the shared rear entrance door and their individual suite(s). You will find that assistance with luggage is always offered to our guests on arrival or, after they have had time to settle in.

The outside of the property is adequately lit with bulkhead lighting at night for ease of guest access.

The guest entrance at the rear of the property opens into a small lobby area at the bottom of the stairs that leads to two suites upstairs (Peacock and Swallowtail). The entrance door to the Admiral suite is located within the lobby area and is on ground floor level. Within the lobby area that is well lit, there is ample tourist information of places to visit and local information e.g. train and bus times. On a bureau in the lobby there is information on where to eat, local walks and a visitor comments book which we hope you will use. There is also a Pay as You Go (Orange) mobile telephone and charger in case you find your own telephone provider does not work. All you need to do is review the automated balance on the telephone (dial 453) and pay what you owe on departure. In the unlikely (or unlucky?) event of poor weather, the bureau is packed with a selection of games and puzzles for all ages.

Finally, there is a large stable type door by the stairs in the lobby which is kept locked and is the entrance to the kitchen of the main house. In the event that you need anything at all just use the brass knocker and our pets will alert the Proprietors that you are there if we happen not to be using the kitchen!

## **Public Areas General**

The staircase in the lobby has 13 stairs leading to the first floor Peacock Suite and a wooden handrail on both sides. The entrance to the second floor Swallowtail suite is an additional 13 stairs and has a wooden handrail on the

left side only. The stairs and landing are carpeted and adequately lit. Toilet & W.C. facilities are only provided in the en-suite bathrooms.

The entrance door to the 'Engine Room' in the lobby area leads to a small utility room that has a ceramic tiled floor. The utility room houses a washing machine and drier that can be used on request to the Proprietors for a small supplement per wash / dry. There is also a shared freezer drawer facility that is labelled for use by each of the suites in addition to the fridge and freezer box found in all suites.

## **Outdoor Facilities**

Immediately outside the guest entrance at the rear of Green Lawn House is a patio garden for use by all guests that can be accessed by 1 raised wooden sleeper / step. The garden comprises a sitting area surrounded by a good number of pot plants and a raised bed of railway sleepers containing a variety of newly planted shrubs. There is also a small metal arbour covered with roses in which to sit 1 – 2 persons and a large arch and gate leading to the private garden of the Proprietors. There are white plastic patio chairs and a metal and glass round table / umbrella for 4 -8 guests. Additionally, there is also a chimera / barbeque for use by guests.

As **all** the interior of Green Lawn House is a non smoking area, in addition to the garden facilities there is a small covered area and an ash tray provided by the guest entrance door at the rear of the property for those guests wishing to smoke.

## **General Information for all Self Catering Suites**

- All rooms have lockable doors and the suites are not entered during your stay unless with the express permission of the guest beforehand e.g. maintenance / emergency situations.
- Room walls are emulsion painted with part ceramic tiled bathrooms. The Admiral suite also has a slate tiled floor in the bathroom whereas the other suites are cushion floored.
- All rooms have a television and DVD with remote controls and a separate radio in the lounge. Each of the bedrooms are equipped with reading lights and a radio alarm clock with illuminated numbers.
- All kitchens come complete with Heat / Smoke detectors, a fire blanket and small extinguisher.
- Most light fittings now use low energy bulbs.

## **Admiral Suite**

This is a ground floor studio suite sleeping two persons. The entrance hallway and corridor is laminate flooring. It is centrally heated with individually controlled radiator thermostats for guest comfort. The lounge / sitting room is carpeted and tastefully furnished incorporating an alcoved 4 poster double

bed with duvet and reading lamps. There is a fully equipped kitchen with electric cooker, fridge / larder freezer and microwave oven. The kitchen floor is ceramic tiles. The bathroom has an electric shower with an enclosure of 72cm x 72 cm complete with a handrail. There is additionally a toilet and hand basin.

The Admiral suite has previously been used by those with limited mobility and wheelchair users as it is on the ground floor. However, access may be difficult in getting to and from the front of the property around to the rear entrance due to the large gauge gravel that surrounds Green Lawn House. Additionally wheelchair users may find that access in and out of bed is difficult or without assistance as there is limited space either side of the bed for a wheelchair.

### **Peacock Suite**

This is a first floor suite sleeping two persons. The entrance hallway, bedroom and lounge are carpeted. The kitchen and bathroom is covered by laminate flooring. It is centrally heated with individually controlled radiator thermostats for guest comfort. The lounge / sitting room is tastefully furnished. The bedroom incorporates a double room with fitted bedroom furniture and reading lamps. There is a fully equipped kitchen with electric cooker, fridge / larder freezer and microwave oven. The bathroom has an electric shower with an enclosure of 72cm x 72 cm complete with a handrail. There is additionally a toilet and hand basin.

The Peacock suite will not be suitable for those who have any difficulty using stairs (x 13) or those with limited mobility.

### **Swallowtail Suite**

This is a second floor suite comprising two bedrooms, one double and one twin bedded room and sleeping four persons. The entrance (which is the kitchen) and the adjoining bathroom are covered by laminate flooring. The lounge and both bedrooms are carpeted. It is centrally heated with individually controlled radiator thermostats for guest comfort. The lounge / sitting room is tastefully furnished. The double bedroom is adequately furnished with pine furniture and there are reading lamps. The twin room is adequately furnished and with reading lamps. There is a fully equipped kitchen with electric cooker, fridge / larder freezer and microwave oven. The bathroom has an electric shower for use inside a conventional bath with shower curtain and handrail. There is additionally a toilet and hand basin in the bathroom.

The Swallowtail suite will not be suitable for those who have any difficulty using stairs (x 26) or those with limited mobility.

## **Additional Information**

- Further information on Green Lawn House Fire procedures can be found in the Information Booklet.
- There is a No Smoking Policy throughout Green Lawn House.
- Overstrand is classed as a Service Village in that it serves other smaller surrounding villages such as Sidestrand and Trimingham. Hence there is access to a Post Office, local supermarket, hairdresser, public house and a small hotel all in the High Street and with a walking distance of no more than 200 yards.
- Access to the sea front and promenade can be made from Green Lawn House by turning left up The Londs on the other side of the High Street. The Londs slopes down towards the sea and presents an incline on returning back to Green Lawn House. The walking distance to the seafront with a moderate pace would be approximately 6 – 8 minutes. There is also a cliff top café overlooking the sea and serving all day breakfasts and tea and cakes at the bottom of The Londs.
- You can walk to Cromer from Overstrand via the beach or over the clifftops. The former takes around 45 minutes, the latter approximately 1 hour. The clifftop walk can be quite strenuous as it is quite hilly. The beach walk is flatter, but in places walking will be on large shingle and pebbles.

## **Contact and Further Access Information**

Green Lawn House  
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Overstrand  
Norfolk NR27 0AB

Telephone: 01263 576925

Email: [info@greenlawnhouse.co.uk](mailto:info@greenlawnhouse.co.uk)

Website: [www.greenlawnhouse.co.uk](http://www.greenlawnhouse.co.uk)

**We welcome your feedback to help us continuously improve Green Lawn House and if you have any comments you think might be helpful to us please do not hesitate to get in touch.**

*John & Anne Driscoll*