

Lyncombe House - Access Statement

Introduction

Lyncombe House is situated just around the corner from the Market Place in the middle of Tetbury and on the road to Malmesbury (B4014). The house dates back to 1785 but has quite a modern interior due to complete refurbishment many times since then. The house is centrally heated throughout and radiators can be adjusted in each room. There is a log burning stove in the living room and the water is heated by solar power on sunny days.

We aim to meet the needs of all our guests to the best of our ability. However, the guest bedrooms are situated on the second floor and might make staying with us difficult for people with limited mobility.

Arrival & Parking

Lyncombe House is set back from the road with a gated courtyard. The shops, pubs and restaurants of Tetbury are all within a short level walking distance.

Off road parking to Lyncombe House is accessed through double wrought iron gates where guests can park their car on the cobbled stone forecourt. It would be helpful if you let us know when you plan to arrive so that we can ensure the gates are open and that we are here to meet you.

There is a step up at the front door into the Porch and then a level walk through the inner front door and into the main living room.

Assistance with luggage is always offered to all guests.

You may be greeted by Rufus, our gentle elderly Border Terrier.

Accommodation

Main Lounge and Dining Area

This is a large room with high ceilings and is split level. There is solid oak flooring with rugs. The dining table where guests take breakfast is in the centre of the room. The dining table is a large rectangle of solid oak construction. There is a foot bar running the length of the table. There are individual dining chairs with upholstered seats and wooden backs. There is a single step up to approach the staircase. We have a wood burning stove as well as three large radiators in this room.

Guest Accommodation

Guest rooms are on the second floor approached via the main staircase in the main living room. There is a banister rail to one side. Two flights of steps are separated by a landing walkway. Guest bedrooms and bathroom are on the same level floor. There is fitted carpet to the stairs, landings and first and second floors.

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Main Bedroom

There is a king size bed with good access from both sides.
The television has remote control and teletext/subtitles.
There is plenty of comfortable seating.
There are wooden slatted blinds and lined curtains.

Additional Bedroom

There is a standard double bed with narrow access from both sides.
There is comfortable seating.
Television has remote control and teletext/subtitles.
There are wooden slatted blinds and lined curtains.

Bathroom

The door to the bathroom is immediately next to the door to the main bedroom. The bathroom is spacious and has a ceramic tiled floor. There is a free standing bath with ample space to get in and out. There is an integrated shower hose with the bath. There is a separate spacious corner shower with two sliding doors and a step up into the shower cubicle. There are no grab rails or other specific equipment installed in any of the rooms. A non slip bath/shower mat is provided.

Terrace

There is a south west facing terrace on the 1st floor which guests are welcome to use. It is accessed via double doors from the 1st floor landing area. There is a step down onto a ceramic tiled floor. There are tables, chairs and planters.

Additional Information

Smoke detectors are fitted throughout the property. There are fire extinguishers on each landing. Smoking is not permitted in the house but you may smoke on the terrace or in the front courtyard. We are happy to cater for special diets but please advise us of these before you arrive.

We are open throughout the year apart from our own holidays.

Address: Lyncombe House, 5 Silver Street, Tetbury GL8 8DH. Telephone No. 01666 503807 (there is an answer machine).

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