

We're delighted to welcome you to

High Beach

Your coastal home from home.

This guide has been thoughtfully created to help you enjoy a **relaxing and memorable stay** with your loved ones. Whether you're here for seaside adventures, peaceful moments in the hot tub, or simply to unwind together, we want your experience to feel effortless from start to finish.

Inside, you'll find everything you need to make the most of your stay, including:

- Clear instructions for using the facilities and amenities
- House rules, safety guidance, and pet-friendly information
- Hot tub and fire pit instructions for safe enjoyment
- Beach Safety
- Recommendations for local dining, family activities, and hidden gems
- Details on recycling, local services, and check-out procedures

We hope this guide helps you **settle in comfortably, explore with confidence, and create wonderful memories** that last long after you leave.

With warm regards,

Mal., Nick and the team

Index

Arrival Essentials

- 3 Holiday Information – Your Holiday Home**
Helpful arrival details.. See Accessibility Statement at back of folder.
- 4 Property Rules & Guidelines**
General house rules to ensure a safe and enjoyable stay.
- 5 Fire & Emergency Notice**
Important safety instructions, fire exits, and emergency contacts. See full Fire Risk Assessment at back of folder.
- 7 Pet-Friendly Guidelines**
Information for guests visiting with pets.
- 8 Internet**
Wi-Fi network name and password.

Special Features & Unique Equipment

- 9 VELUX Solar Blinds**
How to operate the blinds safely.
- 10 Hot Tub Rules & Guidelines**
Safety advice and health considerations.
- 11 Hot Tub Operation**
Step-by-step guide to using the hot tub controls.
- 12 Fire Pit – Safety Notice**
Instructions and safety precautions for outdoor fire pit use.
- 13 Garden Furniture**
Guidance on using and storing outdoor furniture.

14 Multigames Table Instructions

How to use the games table and rules for individual games..

16 Outdoor Cooking

Instructions for BBQ, Pizza Oven.

Refuse Collection & Local Information

18 Recycling

Guidance on waste separation and collection.

19 Useful Information & Local Directory

Local shops, restaurants, attractions, transport, and emergency contacts.

22 Local Map

Simple local area map

23 Beach Safety & Map

Simple beach map and beach hazards

Departure

24 Check-out Information

Instructions for leaving the property tidy and returning keys.

Additional Information

25 Accessibility Statement

To help you during your stay, you'll also find the following documents at the back of the welcome folder at the property:

Appliance & Equipment Manuals

Includes dishwasher, oven, TV remote, washing machine, and other household equipment.



Essential Information

Helpful arrival details.

Property name: High Beach

Address: 13 Parsonage Rd, Berrow, TA8 2NL

WhatThreeWords: ///them.fondest.following

Key Safe: *To be confirmed* **Side Gate:** *To be confirmed*

Host contact: Nick – 07966 587629
Mal – 07966 151336

Booking agent: Holiday Cottages –
0333 015 1308

Emergency: **Utility room:** First aid box,
Fire Blanket, Fire Extinguisher

Games room: Fire Blanket,
Fire Extinguisher

Defibrillator – Located approx
200 metres, turn left out of the
drive at Berrow Village Hall.

Heating: ▲▼ Control on wall, next to
shower room

Electric Fuse Box: Top right hand corner in
bedroom next to front
door

Gas meter: Outside on wall, next to
small side gate

Water stopcock: Tall white cupboard right-
hand side in hallway, in
front of coat hooks



Property Rules & Guidelines

Quiet Hours

- Please be considerate of neighbours
- Please close windows if playing music in the evening
- **10:30 PM – 8:30 AM:** Please keep noise to a minimum

Smoking Policy

- **No smoking indoors**, High Beach bungalow or Games room
- Please dispose of cigarettes responsibly and use ash trays provided

Pets Policy

- Well-behaved dogs welcome
- Keep pets off furniture and beds.
- Clean up after pets in the garden and dispose of in Grey wheelie bin (Poo bags provided)

Property Care

- Please treat the property as your own home
- Report any damage or issues immediately
- Don't leave windows open when heating is on
- Lock all doors and windows when leaving

Parking

- Space for approx 4 cars
- No EV charging – Nearest EV station is: Brean Leisure Park or Tesco, Burnham-on-Sea

Waste & Recycling

- Located outside the utility side door
- Food waste caddy bin is located under the kitchen sink
- **Recycle bins** are collected on Mondays. **General waste** (grey wheelie bin) is collected **every 3rd Monday** – If this needs to go out, we will confirm.
- Please separate recycling and put bins out Sunday evening, next to the lamp post in front of the driveway gates.
- After collection – Please return all bins to their location outside the Utility side door. Neighbours sometimes place the bins inside the driveway when taking their own bins in.



Fire & Emergency Notice

Please familiarise yourself with the information on this sheet for your own safety.

Please take a few minutes to read the important Fire Safety issues:

- This holiday home has been inspected under the 'Fire Safety Order 2005.'
- The risk of a fire occurring is similar to your own home.
- This building has been assessed using the principle of an early warning of a fire, via smoke detectors, and a quick evacuation of the building.
- Our local Fire Protection officers have set out some important Fire Safety Issues for you to follow.

Fire Safety Measures

- Where possible, keep doors closed at all times.
- Where possible, electrical appliances should be isolated at the switch/socket.
- Take care with smoking materials/candles – please smoke outside the building.
- Keep all heaters clear of combustibles.
- Use the fireguard if you light a fire.
- Know the fire routine procedure.
- Never leave cookers/irons unattended.

Fire Emergency Routine Procedure – in the event of a fire in the building

- Stay calm.
- Put out the fire if it is safe to do so using the fire blanket or extinguisher located in the utility area – do not take any risks.
- Get everyone out of the building.
- Dial 999 and ask for the Fire Brigade or relevant service giving them the full, correct address including postcode as shown below.
- Stay out.

The address of the property:

**High Beach
13 Parsonage Road
Berrow
Somerset
TA8 2NL**

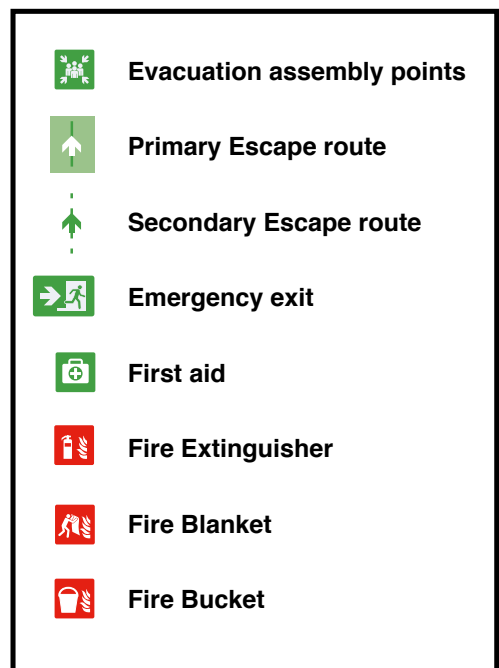
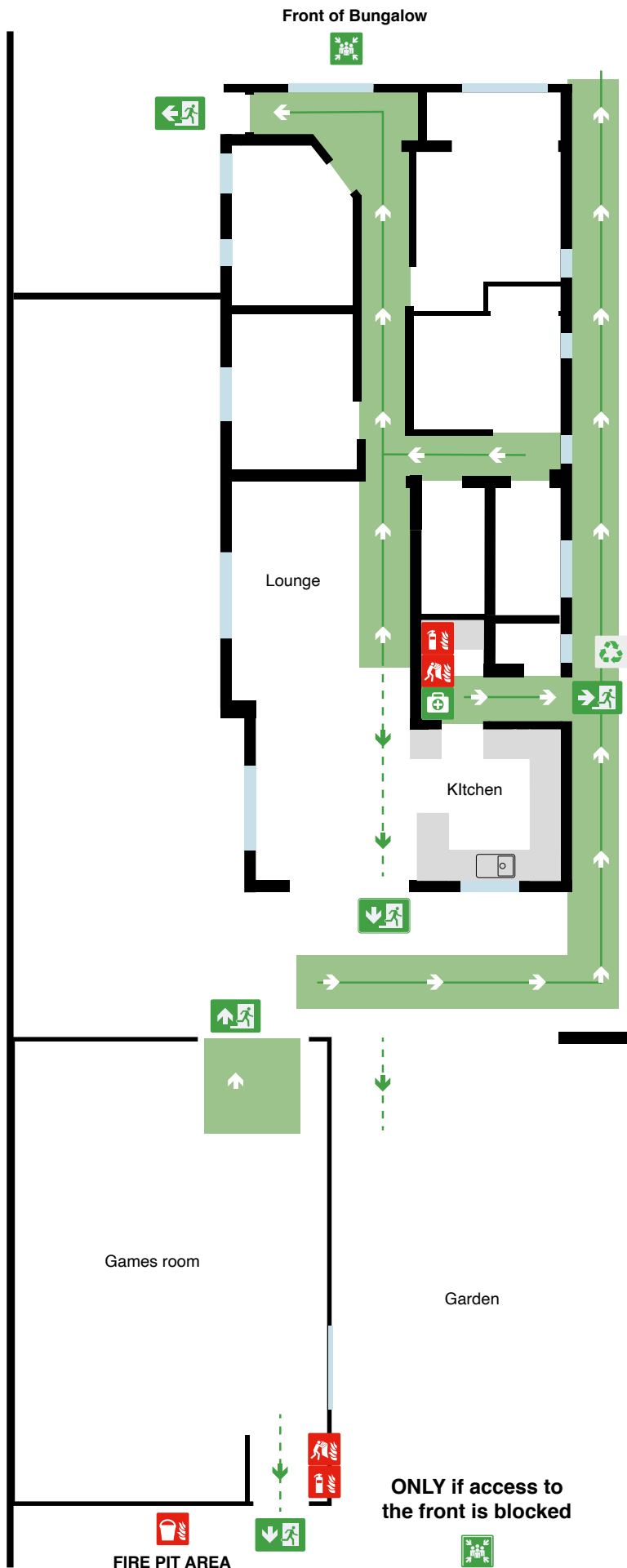
what3words address:

///them.fondest.following

In the absence of a mobile phone signal in the property, you should find a signal either out the front or in the rear garden of the property.

Finally call: **Nick** 07966 587629 / **Mal** 07966 151336

FIRE ESCAPE PLAN





Pet-Friendly Guidelines

If you've brought your dog with you to High Beach, we're delighted to welcome them! To ensure a safe and comfortable stay for everyone, please follow these simple guidelines. Failure to do so may result in you being asked to leave without compensation.

- **Supervision:** Dogs must be under control at all times whilst in the property and grounds.
- **Outdoor space:** We have a lovely large lawned area for dogs to enjoy. Please clear up any fouling immediately and place poop bags (provided) in the large general waste bin.
- **Sleeping arrangements:** Please bring your dog's own bed or basket. A cosy blanket is provided for extra comfort
- **When you're out:** Dogs must not be left alone in the property or anywhere on site at any time.
- **Furniture:** Dogs are not allowed on beds or furnishings. Please ensure any hair is cleaned up before departure. A cordless vacuum is available in the utility cupboard.

- **Health:** Dogs should be free from fleas and parasites before your stay. If not, additional cleaning charges may apply
- **Wash-down area:** A hose and outdoor shower are located to the right of the front door — perfect for rinsing muddy or sandy paws after walks or beach trips.

Extras we've provided:

- Food and water bowls with a waterproof placemat (in the utility area).
- A jar of tasty dog treats (also in the utility area).
- A cosy blanket for your dog's comfort.

We hope your dog enjoys all that's on offer here at High Beach — a truly pet-friendly holiday home!



Internet

By connecting to the WiFi, you agree not to use the WiFi connection and the associated equipment in any way that:

- a.) is unlawful, fraudulent or otherwise inappropriate, or has an unlawful, fraudulent or inappropriate purpose or effect, including, but not limited to, illegal file sharing or streaming;
- b.) breaches any applicable local, national or international laws or regulations; or
- c.) is unsafe or used otherwise than in accordance with applicable instructions, and safety and security procedures for the same.

and any person who connects to the WiFi shall indemnify the owner for any losses resulting from any breach of these terms.



Networkname:
HighBeach

Password:
Gu8st2025



VELUX solar blinds

To operate the VELUX solar blinds located in the lounge above the TV and in the bedroom with ensuite.

Using the Wall Switch

Lounge: This is located on the wall next to the TV media wall.

Bedroom + ensuite: This is located on the wall next to the light switch on the left as you enter.

Press the Buttons:

a

▲ **Up Button:** OPEN / UP

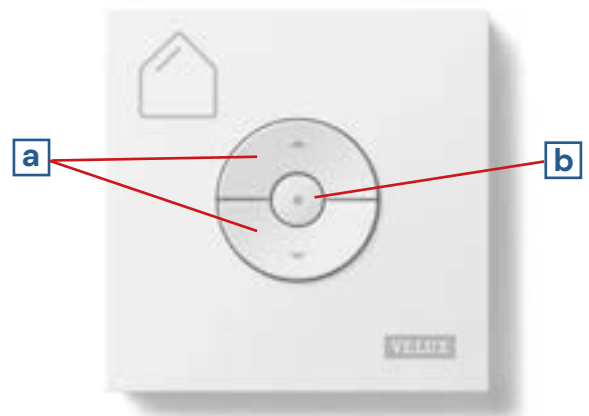
▼ **Down Button:** CLOSE / DOWN

Short button press: The blind will travel to maximum OPEN or CLOSE position.

Long button press: The blind will travel until the button is released.

b

● **Stop Button:** Press this at any time to stop the blind's movement at a desired position.



If the Velux blind isn't working, it may simply be due to the control battery. Please let your hosts know, and we'll be happy to assist.



Hot Tub Rules & Guidelines

Please take a moment to read the information below before using the hot tub — it's important for your safety and comfort. The hot tub is free to use during your stay. Please use the changing area in the games room after leaving the hot tub, and adhere to the following guidelines.

Safety & Care

- Use **only between 9:00 am – 11:00 pm**.
- Use **caution when entering and exiting** the Hot Tub, slippery when wet.
- Limit bather time. Recommend **max 15 mins at 38°C**, then cool off before re-entry.
- **Never use alone.**
- **Children 8–15 yrs old** must be supervised by an adult. **No children under 8.** (This is based on UK medical advice for under 8 yr olds.)
- Do not use if **pregnant, unwell, with open wounds, infections, or medical conditions** (heart, blood pressure, diabetes). Seek medical advice first.
- Plastic cups only – **NO GLASS IN OR NEAR THE HOT TUB.**
- Do **not** use after a heavy meal, alcohol, drugs, or sedatives.
- Do **not** immerse your head – risk of infection/ drowning.
- Do **not** jump, dive, or horseplay.
- Leave immediately if you feel unwell or irritated.

⚡ **Emergency:** Pump cut off (Red and Yellow switch on the fence).

Hygiene

- **Shower with soap and rinse before entering.**
- Do **not** use soaps, salts, oils, or lotions in the water.
- Hot tub is for **registered guests only**.

Protect the Hot Tub

- **Replace cover and lock after each use.**
- **Maximum occupancy:** 5 people, or fewer if the water level reaches the grey dials.
- Do **not** sit or lay on the Hot Tub cover or sit on the edge of the Hot Tub.
- Do **not** switch off power, unless emergency.
- Do **not** add water or chemicals yourself.
- In the event of a **power cut**. Exit the hot tub until control panel resets to normal display. (Approx 20 mins).
- Report any **low water levels or cloudy/ discoloured water** immediately.

⚠ **Misuse may result in closure and a £100 cleaning fee.**



Hot Tub Operation

The Hot Tub temperature is set to a maximum of 38 degrees. The filtration system is pre-programmed to filter and control the water quality 24/7. There is a blue skimmer net to remove debris from the water on the fence next to the hot tub.

Using Hot Tub Cover with a Lift:

- Unclip the cover (Press both sides of the clip to open)
- Fold the front half of the cover over the pivot bar.
- Pull the bar upwards to lift the cover and store it vertically behind the spa.
- Reverse the process to close the cover by pushing the bar down to bring the cover back to the closed position.
- Press the clips down into the bracket until you hear a click to lock.



Using the control panel:

Located on the Hot Tub you can control the following:

- Turn the Air Jets On / Off
- Turn Lights On / Off (There are 8 colour settings to choose from).
- To change the colour: Press the Light button on, then off, then on again will change to the next colour.



⚡ **Emergency:** Pump cut off
(Red and Yellow switch on the fence).

Fire Pit

Safety Notice



Welcome to the Fire Pit Area

To keep this space safe and enjoyable, please follow these important guidelines:

● Adult Supervision

- The fire pit must be supervised by a responsible adult at all times.

● Weather & Conditions

- **Do not use** the fire pit in windy conditions.

● Safe Placement & Clearance

- Keep the fire pit at least 3 metres (10 feet) from buildings & fences etc

● Fuel & Starting Fire

- **Use only kiln-dried firewood.**
- **Do not** burn rubbish, plastics, or treated wood.
- **Do not** use flammable liquids (e.g. petrol, lighter fluid).
- Use kindling or approved firelighters only.

● Keeping People Safe

- Keep children and pets at a safe distance.

● Fire Control & Extinguishing

Fire safety equipment is provided:

- Fire-resistant gloves & poker (in plastic storage box)
- **Fire bucket** (sand) next to fire pit
- **Fire blanket & Fire extinguisher** (in Games room)
- **Water hose** (by Utility side door)
- **Never** build the fire above the grate lid, Use the spark screen provided.
- **Never leave** a fire unattended.
- **Fully extinguish** the fire before leaving or going inside.

● Waste & Ashes Disposal

- **Allow ashes to cool** completely.
- **Dispose of cold ashes** in the metal ash container provided.

● Emergency Actions

If the fire becomes uncontrollable, **move everyone to safety** immediately and **Dial 999** and ask for **Fire & Rescue**, notify the host on **07966 587629**.

- **Provide the property address:**

High Beach, 13 Parsonage Road, Berrow, Somerset, TA8 2NL

what3words: **///them.fondest.following**

- Know where the nearest fire extinguisher or water source is.

Thank you for using the fire pit responsibly. Your safety – and everyone's enjoyment – depends on these simple rules.



Garden Furniture

For your comfort, cushions are provided for the patio furniture and the sofa around by the fire pit.

Patio Sofa Sets & Storage

When you've finished enjoying them, we kindly ask that you place the protective rain covers over them, which are located in the grey storage box. This helps keep them fresh and protected for you and future guests.

In the event of predicted storms/high winds please pack the cushions into the grey storage box as pictured below or temporarily into the games room.



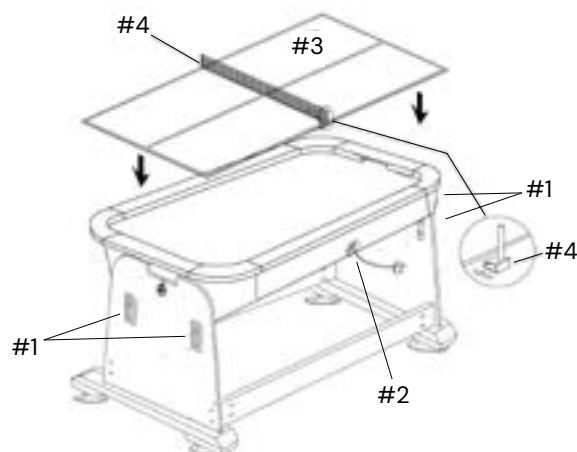
Fire Pit Sofa Set

Cushions and Reindeer rugs – When you've finished enjoying them, we kindly ask that you place them back in the brown plastic storage box. This helps keep them fresh and protected for you and future guests.





Multigames Table – Air Hockey, Pool & Table Tennis



Important Safety & Operating Instructions

USING THE TABLE

Caution – this table is not a toy and is intended for use by or under the supervision of adults. Adults should review safety guidelines with children to avoid possible risk of electric shock or other injuries.

TO ROTATE THE TABLE

Caution – This should only be performed by an adult as the rotating table may pinch body parts if not careful.

- **Check that all pockets are empty** of Snooker/Pool balls before rotating.
- **Pull out the 4 table latches**, 2 on both ends (#1 See above diagram).
- **Slowly rotate the table** over making sure not to catch hands.
- **Push the 4 table latches back** in to lock the table into position.
- **Note** the table top cannot be rotated if the table tennis pitch is in position. It must be removed first before rotation and placed in the storage position against the wall behind the football table.
- **Air Hockey table** – **before rotating the table make sure the Air Hockey Fan cable is unplugged** and packed away in the side pocket of the table (#2 See above diagram).
 - **When playing Air Hockey** – Plug into the 240V AC ceiling socket above the table. **THE POWER CABLE SHOULD BE ROUTED STRAIGHT UP FROM THE TABLE.**
- **NOTE** – When air hockey is played please make sure other guests are aware of the power cable.

DO NOT PLAY AIR HOCKEY WITHOUT THE FAN SWITCHED ON

- **IF THE FAN DOES NOT WORK** Check the toggle switch on the cable is pressed on. Alternatively contact the Hosts.
- Ventilation – openings in the game table are provided for the exhaust air to create a cushion effect. The openings on the air blower are for the intake air. Keep clear of the air blower when it is on. Do not put your hand or other objects near the intake openings. To ensure reliable operation of the game & protect it from overheating these openings must not be blocked or covered.
- **Table Tennis** – Lay the piece of black wooden bar stored under the table across the middle of the table to support the table tennis pitch #3, then lay the 2 pieces of the pitch & attach the net by sliding parts #4 onto the side of the pitch – (See diagram).
- This product is intended for indoor use only. **Please do not sit, climb or lean on the table.** Do not move the table.

Game Rules

Air Hockey

The object of the game is to be the first player to score 10 goals against the opponent. A coin toss is used to determine which player starts with the puck (serve). The player winning the coin toss gets the puck & begins play by striking the puck with their pusher onto the opponent's side. Players can strike the puck anywhere on their half of the playing surface. Players cannot cross the centreline to strike the puck. If a goal is scored when a player strikes the puck over the centreline it does not count.

A player may stand anywhere around the table on their side of the centreline. Players may not stand past that line. When the puck contacts any part of the centreline either player may strike the puck to score. A goal is scored when the puck enters & drops inside the opponent's goal.

The player scored upon receives possession of the puck for the next serve. If the puck stops in the goal & has tilted into the goal drop it counts as a goal. If the puck stops in the goal & has not tilted into the goal, it does not count as a goal. Players can remove the puck out of the goal with their hands or pusher. If the puck rebounds out of the goal the point does not count. The first player to score 10 points is declared the winner.

Pool (8-Ball)

All 15 balls are racked with the 8-ball in the middle (many players also alternate stripes & solids at the end of the bottom row). The balls are broken wide open. No matter what happens on the break the shooter still has their choice of playing stripes or solids. The first player to sink a striped or solid ball is committed to those balls for the remainder of the game. After a player has pocketed all their stripes or solid balls they may shoot at the 8 ball. The shooter must call the pocket for the 8 ball. If they miss the game continues. Once the 8 ball is legally pocketed a winner is declared.

Table Tennis

Opponents flip a coin & the winner may choose either end of the table or the right to serve or receive first. If they choose an end at which to play the other player has the choice of serving or receiving first. Each match shall consist of the best two out of three games with the winning player reaching 21 points first or being ahead by two after the score reaches 20 all in each game.

The serve changes from one player to the other every time five points are scored, except when the score becomes tied 20-20. At this time the serve changes & continues to change after each point until one player scores two consecutive points, thus winning the game.

The serve must be made from behind the end line. The server puts the ball into play by tossing it into the air from the palm of one hand & striking it with the paddle (held in the other hand) so that it hits their own court. The ball must go over the net & hit the receiver's court. The receiver must return the ball over the net so that it hits the server's court. Play continues until one player fails to make a legal return. The opponent then scores a point.



Guest BBQ User Guide

The charcoal BBQ is here for you to enjoy during your stay. Please read these simple instructions to keep everyone safe and the BBQ in good condition for the next guests.

Before You Start

- Use outdoors only, away from wall.
- Keep children & pets away.
- Only use instant-light charcoal bags or fire lighters with charcoal or briquettes — No lighter fluid. All available at Westcroft Farm Shop.
- Don't move BBQ when hot
- All BBQ Utensils are located in Black storage box next to BBQ.

Setup & Lighting

- Check grill is clean and vents open.
- Place one instant charcoal bag on the charcoal grate.
- Light one corner with the electric lighter or matches.
- Wait 15–20 min until coals turn grey and glowing.
- Put the cooking grate on and preheat for 5 min.

Cooking

- Place food once coals are ready.
- Keep lid closed to cook evenly.
- Adjust top vent: open = hotter, close = cooler.
- Adjust height of charcoal grate for further heat control.
- Use BBQ tools and glove.
- Move food if fat causes flames.

After Cooking

- Let coals burn out naturally (don't add water).
- When cold, empty ash into metal bin only.
- Brush grates, close vents, and cover BBQ.

Safety

- Never leave unattended.
- Always use heat-resistant glove provided
- Keep sand bucket nearby for emergencies.
- Use only outdoors.

Please leave the BBQ clean, cool, and covered for the next guests.

*Thank you for keeping it
safe and ready for the
next guests!*



Pizza Oven User Guide

Enjoy real wood-fired pizza!. Please follow these quick steps for safe use.

Safety First

- Outdoor use only – never indoors or under cover.
- Keep children & pets away.
- Only use instant-light charcoal bags, fire lighters with charcoal, kiln dry wood or briquettes — No lighter fluid. All available at Westcroft Farm Shop.
- Do not move the oven when hot.
- Always use heat-resistant glove provided.
- Keep sand bucket nearby for emergencies.
- All Pizza oven Utensils are located in Black storage box next to BBQ.

Lighting

- Open vents on fuel door.
- Recommend using instant-light charcoal bag and place on the rack above the ash tray.
- Light one corner with the electric lighter or matches.
- Let burn 10–15 mins with vents open until flames steady.
- Add a little more fuel, if required (Do not exceed 1.5kg in total, this is enough for cooking 4 x 9" pizzas). Close door, heat for 15 min.
- Ready when the stone is hot & thermometer shows $\approx 350^{\circ}\text{C}$.

Cooking

- Lightly flour the pizza peel.
- Slide pizza onto hot stone.
- Close door: cook 6 – 8 minutes.
- Turn halfway for even cooking.
- Adjust vents on top and fuel door : open = hotter, close = cooler.
- Remove when golden & crisp.

After Use

- Let fire burn out naturally.
- When cold, empty ash into metal bin only.
- Wipe exterior & brush stone clean (no soap).
- Replace cover once cool & dry.

Before You Leave

- Check oven is cold & clean.
- Empty ash, return tools, and cover oven.

*Thank you for keeping it
safe and ready for the next
guests!*



Recycling

Your holiday time is precious, and so is our planet! We kindly ask for your help with recycling during your stay. Thank you for taking a few moments to follow the steps below:



Food Waste

- Use the lined food waste caddy under the kitchen sink.
- When full, tie the green bag and place it in the **large brown food waste bin** outside by the utility area.
- Spare caddy liners are included in your welcome pack.

Recycling

- Use the **back pull-out bin** (under the breakfast bar) for recyclables. When full, please sort into:

- **Plastics**
- **Tins**
- **Foil**

→ **Blue**
square bag

- **Glass bottles**
- **Jars**

→ **Green**
recycling box

- **Cardboard**
- **Paper**

→ **Black**
recycling box

- **General Waste**

→ **Large**
wheelie
dustbin

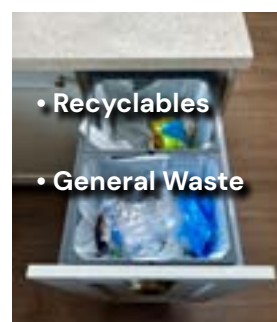
- Replacement liners are in your welcome pack.

General Waste

- Use the front pull-out bin (under the breakfast bar).
- When full, tie the bag and place into the large wheely dustbin outside.

Collection

- All bins, recycling boxes, and the food waste caddy are outside the side door by the utility/WC area.
- **Recycle bins** are collected on Mondays. **General waste** (grey wheelie bin) is collected **every 3rd Monday** – If this needs to go out, we will confirm.
- Please separate recycling and put bins out Sunday evening, next to the lamp post in front of the driveway gates..
- After collection – Please return all bins to their location outside the Utility side door. Neighbours sometimes place the bins inside the driveway when taking their own bins in.





Useful Information & Local Directory

Emergency & Medical

Doctors Surgery	Berrow Medical Centre	Brent Road, Berrow, TA8 2JU	01278 795445	1 mile
Hospital (A & E)	Weston General Hospital	Uphill, Weston-super-Mare BS23 4TQ	01934 636363	8 miles
Minor Injuries	Burnham War Memorial	Love Lane, Burnham-on-Sea TA8 1ED	01278 773100	2.5 miles
Dentist	Parkfield Dental Practice	Brent Rd, Berrow TA8 2JU	01278 558668	1 mile
	College Street Dental	28 College St, Burnham-on-Sea TA8 1AT	01278 781064	2.5 miles
Pharmacy	Day Lewis	Brent Rd, Berrow. TA8 2JU	01278 773912	1 mile
	Boots	High St, Burnham-on-Sea TA8 1NX	01278 782029	3 miles
Opticians	Spec Savers	High St, Burnham-on-Sea TA8 1NX	01278 765460	3 miles
Vet	Blake Vets	Berrow Road, Burnham-on-Sea, TA8 2ET	01278 794794	2.5 miles

Petrol Station

Applegreen	Berrow Rd, Berrow TA8 2PG	01278 786833	1.5 miles
Esso	Oxford St, Burnham-on-Sea TA8 1EW	01278 783662	2 miles
Asda	Caxton Rd, Highbridge TA9 3BX	01278 764900	4 miles

Taxi Firms

Fairview Taxis	Burnham-on-Sea	01278 794545
Burnham & Highbridge Taxis	Burnham-on-Sea	07544 111002
Paul's Taxis	Burnham-on-Sea	01278 793879

Useful Information & Local Directory

Local Convenience Store

Co-Op	Berrow Rd, Berrow TA8 2JQ	01278 786969	0.5 mile
Westcroft Farm Shop	Red Rd, Berrow TA8 2LY	01278 782687	0.3 mile
Seafoods	High St, Burnham-on-Sea TA8 1PB	01278 785944	2.5 mile

Supermarkets

Tesco	Love Lane, Burnham-on-Sea TA8 1EZ	3 mile
Asda	Caxton Rd, Highbridge TA9 3BX	4 mile
Lidl	Oxford St, Burnham-on-Sea TA8 1EL	3 mile
Aldi	Siger Drive, Highbridge TA9 4BA	4.5 mile
Sainsbury's	Queensway, Worle, Weston-super-Mare BS22 6BL	15 mile
Waitrose	Phillips Rd, Weston-super-Mare BS23 3UZ	10 mile
Morrisons	Locking Castle, Wsm BS24 7AY	15 mile

Farm Shops

Dog Friendly	Westcroft Nursery & Farm Shop	Red Rd, Berrow TA8 2LY	01278 782687	0.3 mile
	Rich's Cider Farm	Mill House, Mark TA9 4RD	01278 794537	6 miles
	Truckles Farm Shop	High St, Burnham-on-Sea TA8 1PD	01278 786841	2.5 miles
Post Office	Berrow Post Office	Berrow Rd, Berrow TA8 2JQ	01278 783028	0.5 mile
	Burnham Post Office	Victoria St, Burnham-on-Sea TA8 1AL	01278 782013	2 miles

Take Away Food

Fish & Chips	The Battered Fryer	Oxford St, Burnham-on-Sea TA8 1EW	01278 781166	2 miles
	Brit Chips	Adam St, Burnham-on-Sea TA8 1BW	07534 867257	2.5 miles
	Sunnyside Fish Bar	Warren Rd, Brean TA8 2RR	01278 751212	3 miles
Burgers	McDonalds	Bristol Rd, Edithmead TA9 4HA		5 miles
Pizza				
Deliver	Dominos (Yes)	Victoria St, Burnham-on-Sea TA8 1AN	01278 554949	2 miles
Indian				
Deliver	Zalshah (Yes)	College St, Burnham-on-Sea TA8 1AS	01278 789116	2 miles
	Shah	Victoria St, Burnham-on-Sea TA8 1AL	01278 788802	2 miles
	Chandni (Yes)	High St, Burnham-on-Sea TA8 1PD	01278 783366	2 miles
Chinese	Sky	Oxford St, Burnham-on-Sea TA8 1EW	01278 788255	2 miles
	Jade Garden (Yes)	Church St, Highbridge TA9 3HR	01278 792338	4 miles

Places to Eat & Drink

Pubs	Dog Friendly			
	Dunstan House Inn	Love Lane, Burnham-on-Sea TA8 1EU	01278 784343	2.5 miles
	The Brean Down Inn	Warren Rd, Brean TA8 2RR	01278 751420	3 miles
	Dogs Allowed In Beer Garden			
	The Sundowner	Coast Road, Brean TA8 2QZ	01278 751550	1 mile
	Beachcomber	Warren Rd, Brean TA8 2RP	01278 751110	2 miles
	Breakers Bar	Coast Rd, Brean TA8 2QY	01278 751327	2 miles
	The Red Cow	Brent St, Brent Knoll TA9 4BE	01278 760234	2.5 miles

Useful Information & Local Directory

Restaurants

Italian	La Vela Ristorante	Abingdon St, Burnham-on-Sea TA8 1PH	01278 782707	2.5 miles
	LI Michelangelo	Knightstone Rd, WsM BS23 2BE	01934 708342	10 miles
Greek	Kouzina By Demetris	Uphill, WsM BS23 4XP	01934 629970	8 miles
French	The Old Thatched Cottage	Knightstone Rd, WsM BS23 2AN	01934 621313	10 miles
British	The Red Cow (Pub)	Brent St, Brent Knoll TA9 4BE	01278 760234	4 miles
	The Fox & Goose (Pub)	Bristol Rd, Brent Knoll TA9 4HH	01278 760008	2.5 miles
	Brent House Carvery	Bristol Rd, Brent Knoll TA9 4HL	01278 760246	4.5 miles
	The Windmill Bar & Bistro	Edithmead, Burnham-on-Sea TA9 4HE	01278 780367	4.5 miles
	Rich's Cider Farm	Mill House, Mark TA9 4RD	01278 794537	6 miles
Chinese	Taste Of The Orient	High St, Burnham-on-Sea TA8 1PE	01278 794777	2.5 miles
Indian	Zalshah	College St, Burnham-on-Sea TA8 1AS	01278 789116	2.5 miles

Local Attractions

Dog Friendly	Brean Theme Park	Coast Rd, Brean TA8 2RB	01278 751517	1.5 miles
	Animal Farm	Red Road, Berrow TA8 2RW	01278 751628	2 miles
	Weston Grand Pier	Weston-super-Mare BS23 1AL		9 miles
	Cheddar George	Cheddar BS27 3QA		13 miles
	Wookey Hole Caves	The Mill, High St, Wookey Hole BA5 1BA		19.7 miles

Swimming Pools

Brean Splash	Coast Rd, Brean TA8 2QY	01278 752113	1.5 miles
Burnham Swim & Sports Academy	Berrow Rd, BoS TA8 2ET	01278 785909	2 miles

Golf Courses

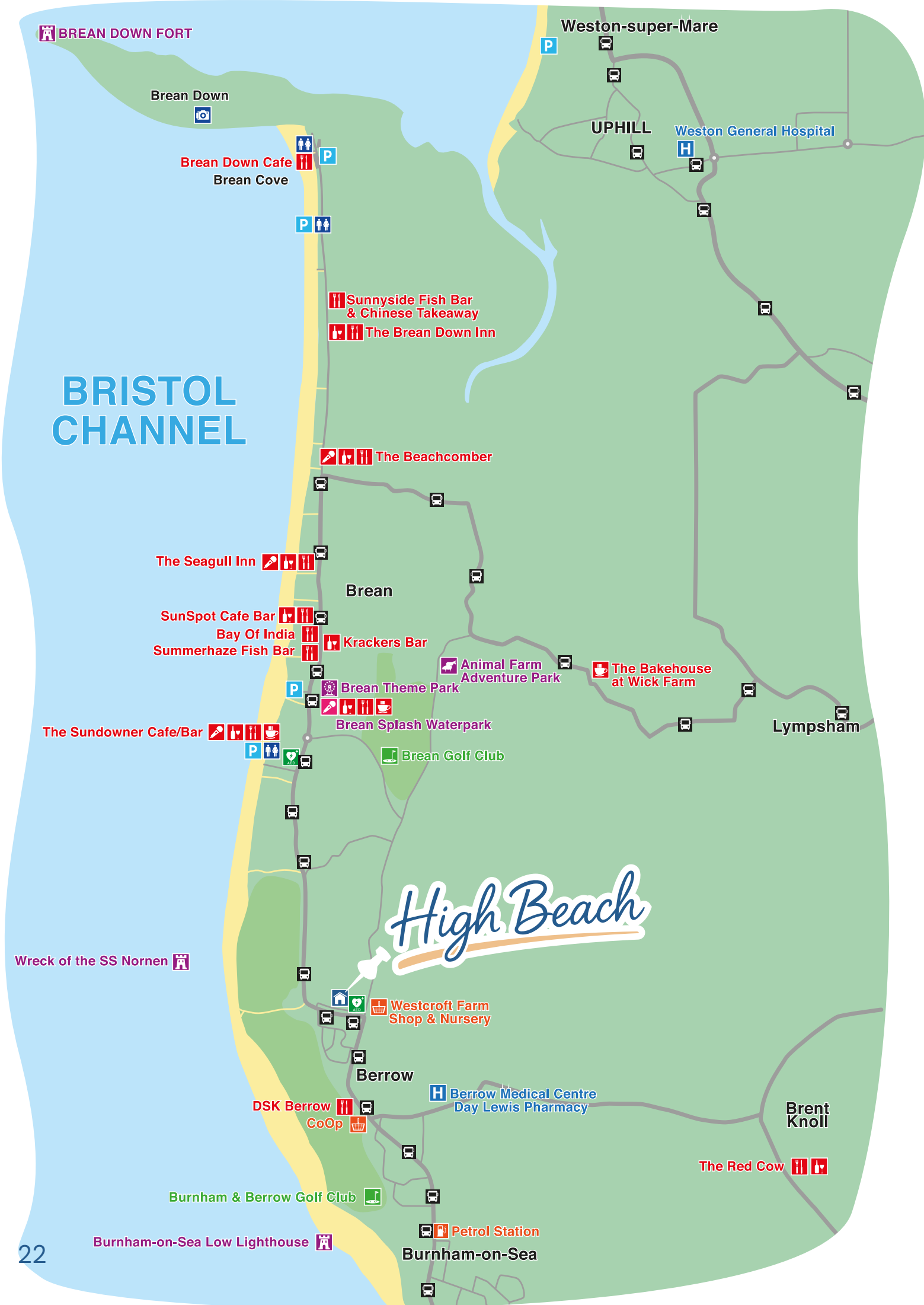
Burnham & Berrow Golf Club	St. Christophers Rd, Berrow TA8 2PE	01278 785760	1.5 miles
Brean Golf Course	Red Rd, Berrow TA8 2FG	01278 752111	2 miles

Tennis Courts

The Avenue Tennis Club	The Grove, Burnham-on-Sea TA8 2PA	01278 782758	2 miles
Brean Padel	Red Rd, Burnham-on-Sea TA8 2FG	07904 061301	2 miles
Manor Gardens Tennis Courts	Manor Gardens, BoS TA8 2AS	0300 123 2224	2.5 miles

Cinema

The Ritz Cinema	Victoria St, Burnham-on-Sea TA8 1AN	01278 794123	2.5 miles
-----------------	-------------------------------------	--------------	-----------



High Beach

BREAN DOWN FORT

Brean Down

Brean Down Cafe
Brean Cove

Weston-super-Mare

UPHILL

Weston General Hospital

Sunnyside Fish Bar
& Chinese Takeaway

The Brean Down Inn

BRISTOL
CHANNEL

The Beachcomber

The Seagull Inn

Brean

SunSpot Cafe Bar

Bay Of India

Summerhaze Fish Bar

Krackers Bar

Animal Farm
Adventure Park

The Bakehouse
at Wick Farm

Brean Theme Park

Brean Splash Waterpark

Brean Golf Club

The Sundowner Cafe/Bar

Wreck of the SS Nornen

Westcroft Farm
Shop & Nursery

Berrow

DSK Berrow
CoOp

Berrow Medical Centre
Day Lewis Pharmacy

Brent
Knoll

The Red Cow

Burnham & Berrow Golf Club

Burnham-on-Sea Low Lighthouse

Petrol Station

Burnham-on-Sea

Burnham-on-Sea

Burnham-on-Sea consists of three beaches:

- 1** **Beach one:** A predominantly sandy beach which is warden patrolled from April to October. And is patrolled by RNLI lifeguards 10:00am - 6:00pm, July to September (denoted by yellow and red flags).
- 2** **Beach two:** A mixture of sand and mud adjacent to the mouth of the River Parrett.
- 3** **Beach three:** A mixture of sand and mud leading on to the six mile length of the Berrow and Breaan beaches.

Berrow Beach

- 4** **Beach Four:** A length of beach with sand dunes and firm sand. At low tide a wide expanse of soft sand and mud is exposed leading to the waters edge. The beach is warden patrolled from April to October. And also patrolled by RNLI lifeguards 10:00am - 6:00pm, July to September (denoted by yellow and red flags).

Breaan Beach

- 5** **Beach Five:** A length of beach with sandunes and firm sand. At low tide a wide expanse of soft sand and mud is exposed leading to the waters edge. The beach is warden patrolled from April to October. And also patrolled by RNLI lifeguards 10:00am - 6:00pm, July to September (denoted by yellow and red flags).

Children should be supervised at all times

For your safety and the convenience of others, please observe the rules and signs.



Cycling is strictly prohibited along the esplanade. Offenders risk prosecution.



It is dangerous to approach the water at low tide.



Dogs are banned from **beach** one all year round and on **beaches two and three** from 1st May - 30th September.



Motorcycles are not permitted on the beach including the dunes at any time.



Learner drivers are not permitted on the beaches at any time.



Red flags displayed at Burnham-on-Sea mean that it is unsafe to enter the water.



Drivers are required to obey the speed limit at all times.



Emergency phones are as marked on the map.



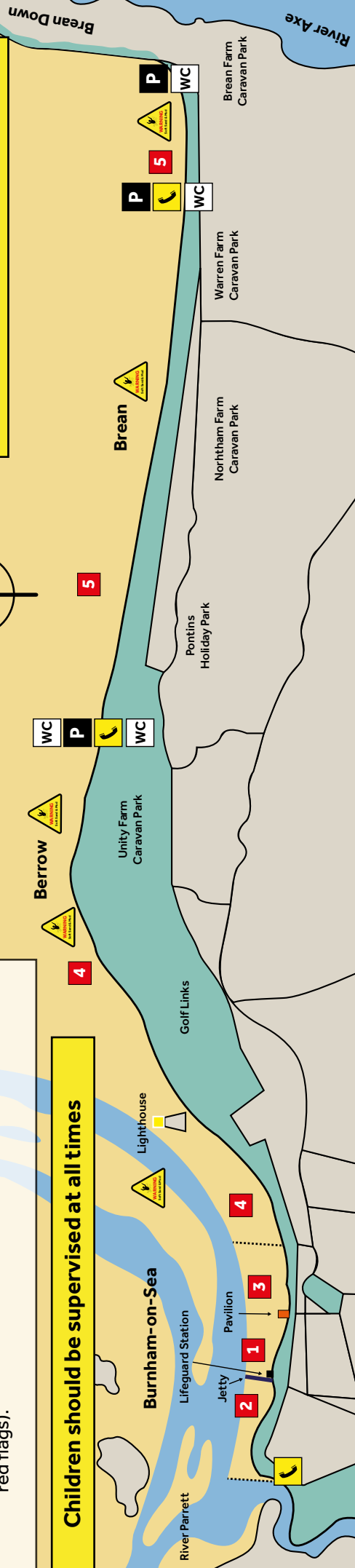
It is strictly prohibited to take any vehicle into the dunes.



Do not swim alongside the jetty or in the launching area.

The beaches at Burnham-on-Sea, Berrow and Breaan are 'family beaches'

Staff are there to ensure you enjoy a safe and enjoyable visit. Please report any beach or dune related incidents to them or the Police.





Check-out Information

Check-out Time

10:00 AM

- Please ensure you depart by this time to allow cleaning for next guests
- Late check-out may be possible with advance notice.

Before You Leave

- ✓ Pack all personal belongings
- ✓ Check wardrobes, drawers and bathrooms
- ✓ Turn off all lights and appliances
- ✓ Close all windows
- ✓ Sort all rubbish and place in the bins outside
- ✓ Strip beds and place linen on the floor of bedroom
- ✓ Leave used towels on floor in bathrooms



Keys & Departure

- Lock front door
- Leave keys in the key safe by the front door and lock safe

Late Check-out

- Contact us as early as possible
- Subject to availability and cleaning schedule
- Additional charge may apply after 12:00 PM

Forgotten Something?

Left something behind? Don't worry!

- Call us within 48 hours
- We can arrange collection or postage

Share Your Experience

If you haven't already, we'd love to hear about your stay!

- Leave us a review on Google using the QR code provided
- Write a few words in our Guest Book before you leave
- You can also follow us on Facebook to keep in touch and see updates

Your feedback and support mean the world to us, and help future guests too



Scan to leave a Google review.

Thank you again for staying at High Beach

We wish you safe travels, fond memories, and hope to welcome you back again soon.

With our very best,

Mal., Nick and the team

High Beach
holidays.co.uk



Accessibility Statement for High Beach

We are committed to ensuring guests have clear information about accessibility and usability at High Beach and to improving accessibility wherever possible.

Property Name: High Beach **Postcode:** TA8 2NL

Approach and parking:

High Beach is identified by a grey cobbled driveway, wooden picket fencing, hedging, and a "High Beach" sign. A nearby telegraph pole provides an additional landmark. The entrance area is illuminated automatically from dusk until 11:00 pm.

The driveway leads to a level gravel parking area that may be slightly uneven for wheelchair users. Parking for up to three vehicles is available in front of the bungalow, with an additional space beside the front door suitable for guests with mobility needs.

Entry involves two small steps: 100 mm into the porch and 120 mm inside the front door. The porch includes a Ring doorbell and 24-hour camera coverage of the porch and driveway. A motion-activated floodlight covers the entrance, with two-way switches inside the porch and hallway controlling the porch and hall lighting.

Entrance:

The main door (670 mm wide) opens into an 820 mm-wide cloakroom/entrance hall with coat hanging and shoe storage. This leads to the main hall (860 mm wide) running through the property to the open-plan lounge, dining, and kitchen area. All flooring is level luxury vinyl tile.

All entrances include one or two small steps due to the age of the property. A side gate with a push-button lock (code in welcome pack) leads along the west side of the property to the rear with bi-fold doors opening 755 mm–2000 mm, with a 130 mm step and a 60 mm threshold. Lighting along the side access is controlled by two-way switches outside and inside the utility side door with a 125mm step.

PLEASE NOTE: The double side gates on the east side of the property, nearest the front door are for maintenance access only and remain locked.

Ground floor:

High Beach is a single-storey bungalow with all rooms on the ground floor.

- Bedroom 1 (double): Right off entrance hall, doorway 715 mm.
- Bedroom 2 (double): Left off main hall, doorway 715 mm, overlooking the front.
- Bedroom 3 (double): Right before living area, doorway 715 mm.
- Main shower room: Opposite Bedroom 3, doorway 640 mm.
- Bedroom 4 (double, en-suite): End of hall, doorway 715 mm; en-suite doorway 640 mm.

The open-plan living area (entrance 795 mm) includes lounge, dining, and kitchen spaces with bi-fold doors to the garden.

- Kitchen entry: 960 mm between fridge and breakfast bar.
- Walkway: 800 mm between fridge and oven leading to utility area.
- Utility: WC (door 640 mm) and exterior door 740 mm leading down one 125 mm step to a side pathway giving access to the gate (900 mm) and recycling area.

All floors are level luxury vinyl tile throughout.

Specific details of the individual rooms:

- Kitchen: Standard-height units with integrated tower fridge-freezer, double oven and grill, dishwasher, and dual-compartment bins.
- Lounge / Kitchen / Diner: Open-plan space with 8-seat sofa, large coffee table, two corner and nesting tables, oak dining table (seats 8, space for high chair), wall-mounted electric fire, and 55" Smart TV. Most sockets are floor-level, some with USB ports.
- Utility: Standard-height sink with mixer taps, integrated washing machine, first-aid kit, fire blanket, and extinguisher. Access to WC and side pathway. Lighting includes standard-height switches, under-unit lighting, and exterior pathway lighting.

- Games Room: Access via double uPVC doors (800–1660 mm wide) with 200 mm gravel in front of 60 mm threshold. Approx. 40 m² with luxury vinyl tile floor and rubber-matted hot-tub changing area near rear uPVC door (760 mm wide) with retractable privacy screen. Rear door leads down two 130 mm steps to level gravel area with rattan seating and fire pit.

Bathroom and WC:

Three WCs: main shower room, en-suite, and utility WC. All doors 640 mm wide, unlockable externally in an emergency.

- Main Shower Room: ~1.8 m² clear floor. Electric shower 720 × 1070 mm with 90 mm step, tiled shelf at 1260 mm, vanity basin with storage, demisting dimmable mirror, shaver socket, and 400 × 1200 mm heated towel rail.
- En-suite: ~1.6 m² clear floor. Bath with thermostatic shower over, vanity basin, illuminated mirror, shaver socket, and heated towel rail 400 × 1200 mm.
- Utility WC: ~0.8 m² clear floor with corner basin, mixer tap, and heated towel rail 300 × 800 mm.

Grounds and gardens (including access):

The garden is accessed via the bi-fold doors (755–2000 mm wide, 60 mm threshold, 130 mm step) or via the side pathway and gate (900 mm wide, code in welcome pack).

Lighting on the side path is controlled by two-way switches outside and inside utility door. Automated spotlights operate in the area of the front of the bungalow, down the large side area with double gates and patio/garden from dusk until 11 pm, with manual controls inside the kitchen/diner controlling additional garden and steps lighting, outside the utility door, and inside the games-room rear door. Two wall-mounted spotlights by the games-room doors provide light when exiting at night.

All patios and most paths are non-slip porcelain but may be slippery when wet. Borders are edged with 20 mm gravel or woodchip.

The terraced patio with rattan seating and BBQ/Pizza oven has a 130 mm step from the bi-fold doors to the upper level and a further 90 mm step to a lower patio with rattan seating and hot tub. A step of 90–120 mm leads to the lawn (approx 112 m²), and an 80 mm step gives access to the gravel fire-pit area. Two steps (180 mm and 120 mm threshold) lead up into the games room.

The total garden area is approx 180 m², plus an additional 31 m² side patio with a rotary line and locked double maintenance gates at the front.

Public transport:

First Bus routes 20, 21, and X21 connect Berrow with Weston-super-Mare, Brean, and Burnham-on-Sea. The nearest stop, Parsonage Road, is a short walk away. Services run daily with reduced timetables on weekends and holidays.

From the driveway, turn left to the main road:

To Burnham: stop on the right.

To Brean/Weston: cross the zebra crossing to the opposite stop.

Nearest train stations: Weston-super-Mare and Highbridge & Burnham, both connecting via bus 20.

The short walk includes gentle gradients and some uneven pavement. Most local buses have low-floor access and priority seating; drivers can assist if required. Local taxis are available.

Other information:

Internet: Fibre broadband throughout the property supports Wi-Fi calling and streaming.

Mobile Coverage: Varies by provider; reception improves outdoors.

Shops: Westcroft Farm Shop & Nursery ≈ 6 minutes walk; Co-op ≈ 15 minutes walk / 2 minute drive towards Burnham-on-Sea.