

Stables Holiday Cottage

Access Statement

INTRODUCTION

Stables Holiday Cottage is a semi-detached stone & brick single storey property attached to the owners period farmhouse.

BOOKINGS & PRIOR TO ARRIVAL

General information and photos of principle rooms, gardens & farm are shown on our website at <http://www.stablesholidaycottage.com>. Booking &/or enquiries can be made directly from the website via email, or telephone or letter. All guests are provided with a map for directions to the cottage. The nearest bus stop is approximately 1 mile (1.75Km) away. Sherborne railway station is approximately 6 miles (9.67Km) away. The local taxi service is approximately 6 miles (10Km) away.

This Access Statement is available on our website and in the welcome information file in the cottage.

ARRIVAL AND CAR PARK FACILITIES

The farmhouse has a large drive accessed via a five bar metal farm gate leading to ample space to park several cars. The drive surface is loose gravel. Visitors can park near to the holiday cottage front door for convenience.

MAIN ENTRANCE

There is a level threshold access to the porch with level approach gained via concrete path with double wrought iron gates from edge of gravelled drive. The front door is PVCu & has a clear opening width of 79.5cm (2' 7¼"), handle & lock approximately 90cm high. Door hinged on left & opens into a small lobby with tiled floor, a loose mat and a bench seat with coat hooks above. Utility/meter cupboard is located in far left corner with Fire Extinguisher fitted externally.

DINING/KITCHEN/LOUNGE (OPEN PLAN)

On left is a half glazed internal door from porch/lobby which opens outwards 76.3cm (2' 6") wide (71.7cm (2' 4¼") clear opening) into kitchen/family room. There is a 7.5cm (3") step down into the main family room from the porch/lobby.

To the left & right is the built in kitchen with wooden (Oak) worktops, 92cm high x 65cm deep. The Belfast sink is 93cm high and electric hob is 92cm high, above the hob is an extractor. Crockery & glasses etc are in the wall cupboards. The built in electric oven is at waist height & grill at eye level. The fridge, freezer, washer drier & dishwasher are built into the base units. There is a rectangular Oak dining table (extendable) and 6 leather high back chairs in the centre of the kitchen area.

Beyond the kitchen/dining area is a sitting area comprising 1 x 3 seater leather sofa, 1 x 2 seater leather sofa and 3 small Oak coffee tables of varying sizes (nest), all are movable. The TV has radio function via the built in Freeview. There is a coffee table in the middle of the room surrounded by the sofas and chairs. There are 2 sheepskin rugs between the coffee table & sofas. The TV is wall mounted with remote control, Freeview, DVD and CD player. Tile effect laminate floors throughout.

INNER HALL

Door opens inwards into Family room 76.3cm (2' 6") wide (72cm (2' 4¼") clear opening). Hallway gives access to 2 bedrooms, family bathroom & boiler housing. There is a shallow ramp down from family room. Hallway & bedrooms have fitted carpets.

FAMILY BATHROOM

Access door to family bathroom opens out hinged on left & is 76.3cm (2' 6") wide (72.5cm (2' 4½") clear opening). To the left of the door is a towel rail & a close coupled toilet with seat 44cm high. To the right of the bathroom door is a vanity unit with semi recessed sink 81.5cm high. Mirror & wall light above. Opposite the door is a Hydrotherapy bath 54cm high. No handrail. Hand held shower in bath. The floor is ceramic tiled.

BEDROOM 1

Door opens into bedroom hinged on left 76.3cm (2' 6") wide (71.7cm (2' 4¼") clear opening). Double bed in middle of room on right – 90cm space at each side. 2 bedside tables with lamps. Double wardrobe & chest of drawers 120cm in left hand corner with flat screen TV+DVD located on top.

BEDROOM 1 EN-SUITE

Door to en-suite shower room on right hand wall. Door opens into en-suite hinged on right 76.3cm (2' 6") wide (72cm (2' 4¾") clear opening). Shower cubicle located on right behind door. Cubicle has outward opening glass door hinged on right. Shower base 90cm x 90cm square x 10cm high step in. Non slip shower mat provided. To left of en-suite door is a close coupled toilet with 44cm seat height. On opposite wall is a towel rail and to the right of that is a vanity unit with semi recessed sink 81.5cm high. Mirror & wall light above. The floor is ceramic tiled.

BEDROOM 2

2 single beds (or optionally 3 person bunk beds). Door opens into bedroom hinged on right 76.3cm (2' 6") wide (72.5cm (2' 4½") clear opening). 1 Bed in middle of room opposite door & the other is against the right hand wall – 35cm between beds & 50cm space on left hand side. 2 bedside tables with lamps. 1 tallboy chest of drawers left hand corner with wall mounted TV/DVD above.

BEDROOM 2 EN-SUITE

Door to en-suite shower room on left hand wall. Door opens into en-suite hinged on left 63.6cm (2' 3") wide (64.2cm (2' 1¼") clear opening). Corner quadrant shaped shower cubicle located on far left corner door. Cubicle has 2 sliding glass doors central to unit. Shower base 75cm x 75cm quadrant shaped x 12.5cm high step in. To right of shower cubicle is a close coupled toilet with 44cm seat height. Behind door is a towel rail and to the right of the door is a small corner vanity unit with recessed sink 86cm high. Mirror & shaver light above. The floor is ceramic tiled.

OUTDOORS TO GARDEN

From family room glass panelled French style PVCu doors hinged right & left 120cm (4') wide (104.5cm (3' 5½") clear opening) with 4cm high waterbar threshold open out onto patio with garden table & 6 chairs. BBQ located to left of patio. Narrow path to left leads to garden (mostly laid to lawn) & corner summerhouse that has cane furniture. The garden is bounded by hedge & wire mesh fence.

FIELDS

Most paths around the farm & local bridleways/footpaths are grass & Wellingtons or good walking boots are advisable especially during winter months when weather is inclement. Grassed farm paths are mowed during Spring/Summer/Autumn (weather permitting)

LIGHTING

Ceiling lights in all rooms.

Wall lights outside (patio & porch).

No street lights.

ADDITIONAL INFORMATION

Information pack is provided covering cottage and surrounding areas.

Smoke detectors fitted in kitchen & hall at ceiling level. Multi purpose fire extinguisher provided in porch. Fire blanket in the kitchen adjacent to oven/hob.

The premises are strictly non smoking inside. Sand buckets are provided outside of both entrances.

There is no telephone but most mobiles work here.

CONTACT INFORMATION

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We welcome your feedback, to help us continually improve. If you have any comments please phone Maryanne on 01258 817022, Email us, or alternatively you can write to us at above address.