

Access Statement for Pound Cottage, Chideock.

Introduction

Pound Cottage is a traditional stone-built cottage, with typical character features such as low ceilings and floors that slope. It is a semi-detached house side on to the main road and located in the heart of the village of Chideock, which is located just 3 miles from the market town of Bridport and 6 miles from Lyme Regis.

Pre-Arrival

Our website www.poundcottedorset.co.uk gives full details of the cottage, including pictures of many of the rooms, the tariff and directions to the cottage.

Enquiries and bookings can be made; directly from the website via the 'Book Now' link, via email at bookings@poundcottedorset.co.uk, by telephone 01297 480882 or by letter (address below).

All guests are provided with written confirmation via email and, on request, by letter.

The nearest bus stops are on the Main Street where you can catch the numbers X53 and 31. Buses from the village link up all of the main towns and bigger villages. There are three pubs; The George Inn (opposite the cottage), The Clock and the The Anchor Inn at Seatown (the local beach). There is also a village shop and tea rooms. A ten minute walk along the bridlepath links the cottage to the seaside hamlet of Seatown and Golden Cap Caravan park and shop.

The nearest railway station is Axminster, approximately 8 miles away.

This access statement is available on our website and in the "Welcome File" in the cottage.

Arrival and Car Parking Facilities

Pound cottage is east-facing, with the side wall of the cottage on Main Street and directly opposite The George Inn public house.

Pound cottage entrance has a large shared driveway area with parking for two cars along the fence and neighbours parking along side their garage, this area is accessed from the A35.

Outside facilities

There is a white gate enclosing the garden and a path leading from the car park to the cottage front door. The garden has a small lawn and flower borders to the right and an established border to the left.

There's also a small patio area, (with one step down) with table, chairs and sun umbrella for you to enjoy.

The outside areas are safely enclosed by a six foot wall topped by a wooden trellis to the right and a three foot fence on the left. The garden is approximately 36' long and 20' wide.

Key safe

The keys are kept in the key safe to open the front door. Combination to the key safe will be sent one week before occupancy with the confirmation.

There is a small step into the cottage. Care should be taken on entry as there are low ceiling beams.

At the opposite side of the living room, on a bench you will find a folder, which contains all the details about the cottage, emergency and local tel nos.

Reception room

The ground floor reception room is large and open plan with a spacious dining area and comfortable lounging space.

There are large rugs on the laminated wooden floor.

To the right, in the dining area are a pine welsh dresser with local reference books and maps, toys and games and a dining table with four chairs.

There is a brick chimney, a telephone and broadband modem.

Under the stairs in the dining area is a cupboard containing a vacuum cleaner, brushes, mop, ironing board and iron. There is a hot water radiator.

To the left is the lounge area consisting of a flat screen smart T.V. with remote control and DVD player. In the cupboard below and to the right a collection of DVD's. There is a two-seater settee and two easy chairs. The settees, chairs and coffee table are all movable.

There is a stone fire place containing a working wood burning stove. Logs and kindling provided for the first fire. The hot water radiator is on the wall behind the single sofa chair.

Beyond the seating area is a wooden door giving access to the down-stairs toilet, kitchen and also stairs to the bedrooms. The stairs have a fixed stair gate at the bottom and the top.

There is a battery-operated smoke alarm and carbon-monoxide alarm fixed to the main beams in the lounge and dining areas. Checked monthly.

Downstairs toilet

The toilet is part tiled on the right and painted wood tongue and groove on the lower wall on the left and there are a low level white toilet and a white wash-hand basin.

Kitchen

The kitchen has two doors one internal leading in from the hallway and one double glazed to an outside gravelled area for bins. The outside door is for emergency exit only which is kept locked with the key in the door.

The kitchen is fully fitted with wood cupboards, laminate wood worktops and a fitted stainless steel single drainer sink. There is also a fitted electric oven, four electric hob top, washing machine, dish washer and free standing fridge-freezer.

All crockery, cutlery and cooking utensils are provided in the well equipped cupboards and drawers.

To the left of the outside door, there is a gas combination boiler which heats the water and central heating system. There is a battery-operated carbon-monoxide alarm fitted to the ceiling, checked monthly.

There is a large bay window, west facing at ground level.

Stairs

These are situated on the right between the dining area and kitchen they are enclosed. The staircase has a hand rail on the left and a west facing window. The stairs and landing are fully carpeted. The stairs are steep in keeping with the character and age of the cottage. At the top of the stairs are two cupboards, kept locked for cleaning and laundry storage.

On the landing, are three pine wood doors, two doors on the right giving access to the two fully carpeted bedrooms and one door facing the stairs giving access to the bathroom. The bathroom has a west facing, opening window and a humidity extractor fan that runs until humidity levels drop after running hot water in the bathroom.

There is a battery-operated smoke-alarm with an emergency light fitted to the ceiling at the top of the stairs, checked monthly.

Bedroom 1

Pine door hinged on the right. Carpeted with an oatmeal coloured short pile 80% wool carpet.

There is a double sized bed with mattress, plus mattress protector.

All bedding is cotton with pillows with pillow protectors and duvet.

There is ample room around each side of the bed. Floors are sloping and not level in keeping with the age and character of the cottage. Furniture has been levelled with wedges to enable functionality. Opening window to the East and overlooking the front garden and parking area.

The main room light has a switch at the door on the wall and two separate reading lamps situated on the bedside chests of four draws.

There is a pine two door wardrobe, set of drawers, chair and mirror.

Bedroom 2

Pine door hinged to the right. There are two 3' single beds with mattress, plus mattress protectors and the room is carpeted with an oatmeal coloured short pile 80% wool carpet.

All bedding is cotton with pillows with pillow protectors and duvet.

The main room light has a switch to the left of the door and two separate reading lamps situated on the bedside drawers.

There is ample room in between the beds which are laid out opposite each other and head ends opposite. One bed is adjacent to a deep window cill and opening double glazed window looking to the east over the garden and parking area. This window should be kept locked if young children are using the room for safety.

Bathroom

Pine door, hinged on the right, here is a white wash basin, toilet and bath with overhead shower operated from the combination boiler with hot water on demand and glass shower screen.

The bathroom has a heated wall mounted towel rail radiator and vinyl floor with a west-facing opening window. An extractor fan and shaving light over the mirror.

Additional Information

The Welcome letter sent to guests before their stay provides all the cottage information. In the kitchen are equipment instruction leaflets, in the drawer by the fridge freezer and in the living room are lots of leaflets about local places to visit.

Well behaved pets are welcome at the cottage, max 2.

Pets are not allowed on the furniture and upstairs in carpeted areas and must not be left alone in the cottage at any time.

Smoking is not permitted in the cottage.

Contact Information

Booking/Enquiries:

Special Dorset Cottages, Silverbridge Farm House, North Chideock DT6 6LF

Telephone: 01297 480882

Email: contact@specialdorsetcottages.co.uk

Booking/Enquiries Website: www.specialdorsetcottages.co.uk

Cottage Website: www.poundcottagedorset.co.uk

Open all year

Owners' Emergency numbers: 07967147780 or 07779623293

We welcome your feedback to help us continuously improve. If you have any comments please email: bookings@poundcottagedorset.co.uk.