

Access Statement for "The Cottage", Grove Lane, Abbotsbury, Dorset, DT3 4JH

Self-Catering accommodation. Sleeping 4 plus cot. Regret no pets. No smoking.

"THE COTTAGE" is approached from the B3157 Weymouth to Bridport road. Once in Abbotsbury follow the "Swannery" signs. You will come to a sharp bend in the road where you will turn off to the "Swannery". After approximately 275 metres you will see the "Children's Farm/Tithe Barn" on your left. 75metres past the "Children's Farm/Tithe Barn" there is a signpost off to the right which says "Swannery pedestrians only" ...take that footpath as access is permitted and the holiday cottage is the second of the two cottages on the left down that footpath.

PARKING

There is a gravelled parking area on the left just beyond the holiday cottage and additional room for a small car on the footpath outside the cottage. The parking bay has a solar light and there is an exterior light outside the cottage.

There is one step up into the cottage. The front door is 73cm wide.

As you enter the HALLWAY there is a fairly narrow open doorway into the kitchen on your right (61cm wide) and a door into the bathroom opposite (58cm wide). The whole of the downstairs is quarry tiled and there is a rug in the hall. A bank of spotlights provides the lighting. Electric radiator. Smoke alarm.

BATHROOM

The bathroom has a large window with deep sill on the south side. The toilet, basin and bath are all on the same wall and are of an average size. There is a shelf above the bath. There is one overhead light and a spotlight above the mirror . A shaving point is provided. The feature beam above the bath does not lend itself to a full shower. However a shower attachment on the taps is supplied for washing hair The bath has a non slip interior mat and a bathmat alongside. Electric radiator and heated towel rail.

The KITCHEN is to the right of the hall and has two windows one on the south wall and one opposite on the north side. As you enter there is a folding pine table with two chairs to your left, a window seat to your right and the kitchen area further left. This houses units of average size and height and has a shelf above. There is an open fireplace, which is not in use but houses shelving and a log effect electric fire. There are two overhead lights and two mats with non-slip underlay. An open plan pine staircase leads up into the bedroom and lounge. This has thirteen treads and is quite steep in places but has a handrail and safety bannisters/childgate at the top. Fire blanket and extinguisher

The BEDROOM has two windows again one on the south and one on the north side. The south side window is 200cm high and has double-glazing. It opens outwards from the top half only. The beds can either be arranged as two single beds on either side of the tall window with a bedside table between and two table lamps. Alternatively they can be zip linked together to form a super-king. There is a dressing table on the west wall, a chair and a wardrobe on the east to the right of the

door. There are two overhead lights. The flooring is stripped pine with a bedside rug and electric radiator.

The UPSTAIRS LOUNGE is open plan. It also has two windows one on the south and one on the north side. The south side window is again 200cm high and double glazed, top opening. The bed-settee lies against this wall and opens to a full sized double bed with sprung mattress. There is a wall light above and decorative tree lights in a vase to the side of the settee. The chimneybreast is a feature on the west wall with a cane armchair and nest of side tables. The east side houses the tv/dvd/radio /cassette, cane armchair and wardrobe. There is an eating area on the opposite wall with pine table and seating for four. There is an overhead light and wall lights on the north wall above the stairs. The lounge has rush matting and a rug above pine floorboards.. Log effect electric fire. Smoke alarm.

GARDEN In true country fashion the garden is very higgledy piggledy.. It meanders above, behind and beside the cottages. A private area has been set aside for guests use to the side and above the cottages giving wonderful panoramic views. There are sixteen stone steps up into the garden, some very steep. A hand-rail has been provided . The garden has a wooden seat for two with table area between and two more deckchairs can be provided on request. There is also a sun umbrella.

GENERAL

The owners live next door and will be there to greet guests and show them around unless other arrangements have been made.

The cottage has a yale lock and guests are provided with two keys for their own use.

"The Cottage is situated on a quiet pedestrian footpath five /ten minutes walk from the centre of Abbotsbury. It overlooks unspoilt farmland and St Catherine's Chapel.

There are no pavements and a torch is advisable at night. The path to the village is moderately inclined in places.

There is good mobile reception and wi-fi.

There is no street lighting in the village.

Some of the village pavements are raised.

Main train stations are in Weymouth 9miles, Dorchester (West& South) 9miles

Abbotsbury is served by the X53 Poole-Exeter bus service

There is a local market bus into Dorchester on a Wednesday

A taxi service is available from Weymouth and Dorchester