

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for The Cow Byre**

### **Introduction**

The Cow Byre is a spectacular self-catering holiday cottage situated on the stunning World Heritage Coast in Dorset. Wears Farm Holiday Cottages are ideally situated to explore and discover this wonderful coastline with the historic village of Abbotsbury only a short distance away which also features three of the most popular tourist attractions in Dorset: Abbotsbury Sub-Tropical Gardens, Abbotsbury Swannery and The Children's Farm and Tithe Barn. There are three holiday cottages at Wears Farm, set in a rural location with far reaching views. The properties are accessed from the public highway via a farm track onto a level graveled driveway

The Cow Byre sleeps up to 6 people, two bedrooms being on the ground floor with one bathroom which is all level entry. The Cow Byre is allergy free and dogs are not allowed at all in this property. The Stables sleep up to 8 people and has 4 bedrooms, one being on the ground floor with a bathroom. It allows one dog (which must be excluded from bedrooms and furniture). The Grain Store sleeps up to 6 people and has 3 bedrooms situated on the first floor. This property also allows one dog. (Please see separate Access Statements) All three cottages have a 5 star rating.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01935 83 222 or email [office@ie-properties.co.uk](mailto:office@ie-properties.co.uk).



## **Pre-Arrival**

- For a map of how to reach us please see our website or English Country Cottages. Close by are the towns of Bridport (9 miles), Dorchester (12 miles) and Weymouth and Portland (13 miles), the latter being the host to the sailing events for the 2012 Olympics.
- On entering Abbotsbury (from the east), follow the road through the village, as you leave the village follow the road round the right hand bend and up the hill passing the laybys with views over Chesil Beach and take the right hand turning signed Ashley Chase. Follow the narrow lane for 0.5 mile then turn right down the farm track (marked by a blue estate sign - Wears Farm) follow track for 0.5 mile and you will see the barns on your left.
- The full address of the property is The Cow Byre Holiday Cottage, Wears Farm, Ashley Chase, Abbotsbury, Dorset DT3 4JZ, but if you use satnav please be aware that it usually directs people to other nearby properties, therefore the above directions will also need to be used.
- The nearest railway station is Dorchester which is 11.6 miles away. Alternatively, Weymouth is 13 miles away. Taxis are available at the station.
- The nearest Shopmobility is in Bridport which is 9 miles away. The post code is DT6 3JX and the number is 01308 424 266.
- Bridport is the nearest town for local stores/supermarkets and there is a market every Saturday.

## **Key Collection, Welcome and Car Parking**

- Prior to your arrival you will be given a key code. The key can be found in a key safe in the store room which is to the left of the courtyard. Please return the key to the safe on departure.
- Shared parking is available in front of the three cottages. The parking area has a gravel surface with a paved walkway to each cottage.
- The courtyard area is lit at night.

## **Entrance to Property**

- The front door is 812.8mm/32 inches wide.
- There are no steps on arrival.
- Spotlights are spread out along the roof of each cottage to light the paths which come on as it gets dark until midnight and then they work with sensor movement after midnight if a visitor were to arrive late.
- When you enter the property there are switches to control the ceiling spotlights.
- The floor covering inside the entrance is wood.



## **Halls, Stairs, Landings, Passageways**

- The hallway is evenly lit using spotlights and the passageway is 990.6mm/39 inches. The floor covering is wood with a long hall rug which can be moved.
- The floor covering is short pile beige carpet on the stairs.
- The staircase to the first floor bedroom and ensuite bathroom has 12 steps with a handrail. The width of the staircase is 660mm/26 inches

## Sitting Room/Lounge

- The sitting room/lounge, kitchen and dining area is all open plan on the ground floor with level entry as you arrive through the front door.
- The sitting room/lounge area has a two three seater sofas, one low standing coffee table, a rough pile cream rug under the coffee table, a small wooden table with a radio/cd/i pod player with speakers and remote control and one other side table. There is one free standing lamp and another lamp on one of the side tables.
- There is a large TV/DVD/FreeSat with remote controls. There is also a WiFi Router.
- All the furniture can be moved.
- Lighting is natural during daylight and at night there are ceiling spotlights and two lamps.
- The flooring is wood with the long pile cream rug under the coffee table.



## **Dining Room**

- The dining table is situated within the kitchen area in the open plan layout.
- The dining table (which can be moved) is wood with legs on each corner, 609mm/24 inches from floor to lowest point of table (underspace).
- There is free space around the table.
- Chairs (6 and all moveable) are upright without arms. They are wood with wicker seats.
- Lighting is natural during daylight and at night there are ceiling spotlights.
- Flooring is wood

## **Kitchen**

- The kitchen is part of the open plan layout on the ground floor which is level.
- The cooker is an electric range with 3 ovens all with drop down doors and the handles are 508mm/20 inches and 775mm/30.5 inches above the floor. The hob is 914mm/36 inches above the floor. There is a microwave situated on the worktop with a side opening door, 914mm/36 inches above the floor.
- Worktop and sink are 914mm/36 inches.
- There is an American fridge/freezer with water and ice dispenser is available. The highest shelf in the fridge is 1473mm/58 inches and the lowest freezer shelf is 381mm/15 inches.
- The over head unit shelves range from 1600mm/63 inches being the highest to 1397mm/55 inches being the lowest.
- The sink has a draining section and a single mixer lever taps.
- Cutlery and utensils are provided. A cordless 360 rotation kettle, bread bin, 4xrack toaster and general pots/pans/dishes will be available in the draws.
- There is a dishwasher, washing machine/tumble dryer.
- The Iron/Ironing board, Hoover, mop/bucket and clothes rack is located in the cupboard opposite the stairs.
- The kitchen is evenly lit with ceiling spotlights.
- Flooring is wood.

## **Bedrooms and Sleeping Areas**

- There are two ground floor bedrooms in The Cow Byre. One twin room and one double which both share a family bathroom.
- Bedroom 1 on the ground floor: Door width 736mm/29 inches. There are two single beds with a chest of draws between both beds with two lamps. There is a fitted cupboard. The space between the beds is 1168mm/46 inches.



- Bedroom 2 on the ground floor: Door width 736mm/29 inches. There is a king sized bed with two bedside tables with lamps. A chest of draws with a TV/FreeSat with remote. The space at the end of bed is 533mm/21 inches.



- Bedroom 3 on the first floor: There is a low level king sized bed with two bed side tables with lamps, a small chest of draws and a TV/FreeSat on a stand with remote.



- All furniture in all three bedrooms are moveable.

### **Bathrooms, Shower-rooms and Toilets**

- Bedroom 3 en-suite bathroom: Door opening 736mm/29 inches and level access. There is a bath with a shower attachment fixed at the taps. The height of the bath is 533mm/21 inches and it has two handrails inside the bath. The WC height from floor is 406mm/16 inches and the washbasin is 787mm/31 inches on a pedestal with separate hot and cold taps. There is a towel rail fixed to the wall. It is evenly lit with lights in the mirror over the sink which is motion activated.
- Family bathroom: Door opening 686mm/27 inches and level access. There is a bath with a fixed sunflower shower head/shower screen over the bath. Entry into bath is 546mm/21.5 inches (a non slip bath matt is provided and 2 handles on either side of the bath). The WC height from floor is 419mm/16.5 inches and the washbasin is 825mm/32.5 inches on a pedestal with separate hot and cold taps. There is a towel rail fixed to the wall. Lighting is 3 ceiling spotlights with lights in the mirror over the sink which is motion activated.

### **Garden**

- There are two entrances to the garden; one through the door in the open plan ground floor by one step and the other is located through a wooden gate from the parking area. A wooden table and 6 chairs are available on the paved stone patio.
- The garden area is grassed with a stone patio. It is all level with no steps.

## **Additional Information**

- There is mobile phone reception but this can be weak.
- Information for the nearest Doctors/Hospital/Veterinary Surgery/Tourist Office is in the welcome folder in the cottage.
- There is also information on the local attractions/Public Houses and Emergency Services.

## **Contact Information**

Address (Inc postcode): Chesil and Fleet Holiday Cottages Ltd The  
Estate Office Melbury Sampford Dorchester  
Dorset DT2 9LF

Telephone: 01935 83 222

Email: [office@ie-properties.co.uk](mailto:office@ie-properties.co.uk)

Website: [www.ie-properties.co.uk](http://www.ie-properties.co.uk)

Grid Reference: SY 561 864

Hours Of Operation: 8.30am - 5pm

Local Equipment Hire: Bridport Mobility 01308 424 266

Local Accessible Taxi: Fleetline Taxis 01305 784 252 or Direct Taxis  
01305 769 900