

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 East View Barn

Introduction

Set in the unspoilt and picturesque village of Melbury Osmond, East View Barn is peacefully set down a lane in the heart of the village. It is a detached property arranged on the ground floor only, part thatched and finished to a 5 star standard with the wonderful open plan living area with its wooden floor and high vaulted ceiling. The village has close historical links to Thomas Hardy and is close to sporting facilities including sailing at a nearby reservoir and a number of golf courses in the locality. Bridle and footpaths lead from the village making walking and cycling a pleasure. The towns of Sherborne, Bridport, Dorchester and Weymouth are all a short drive away, as are the beaches and footpaths of the Dorset World Heritage Coast. A walk through the deer park leads to Evershot, 2 mile. The Acorn Inn Pub is located in Evershot.

East View Barn sleeps up to 6 people and has 3 bedrooms situated on the ground floor. The property allows 1 dog (which must be excluded from bedrooms and furniture).

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.



Pre-Arrival

- For a map of how to reach us please see our website or Cottages 4 You. Close by are the towns of Yeovil (5 miles) or Dorchester (12 miles) with villages such as Evershot and Chetnole in close proximity.
- The full address of the property is East View Barn, Melbury Osmond, Dorchester, Dorset DT3 0LS.
- The nearest railway station is Chetnole which is 2.6 miles away. Alternatively, Yeovil Junction is 5.15 miles away. Taxis are available if booked in advance.
- The nearest Shopmobility is in Yeovil which is 5 miles away. The post code is BA20 1E4 and the number is 01935 420 889.
- Yeovil or Dorchester are the nearest towns for local stores/supermarkets.

Key Collection, Welcome and Car Parking

- Prior to your arrival you will be given instructions on where the key can be found at the property.
- Plenty of parking is available. The parking area has a gravel surface with a gravel path leading to the cottage which is roughly 15 yards from the parking area.
- This area is well lit at night by motion sensor lights.



Entrance to Property

- There is a wooden gate (1188mm/46.7 inches wide) to go through from the parking area on the gravel path which leads onto a stone paved area with 3 steps down leading to the front door to the kitchen/sitting room.
- The front door leading into the open plan kitchen/sitting room is 900mm/35.3inches wide with one step up through the door. Alternatively there is a door leading to the hall where the bedrooms are located which is a level access from the stone path.
- The entrance is well lit.
- When you enter the property there are switches to control the ceiling spotlights.
- The floor covering inside both entrances is wood.

Halls, Stairs, Landings, Passageways

- The passageways are well lit using ceiling spotlights which are evenly spread.
- The passageway leading to the bedrooms is L shaped and the width ranges from 772mm/30.3 inches to 1141mm/44.9 inches.
- There are 2 steps up leading from the open plan kitchen/sitting room and 1 step up on the corner of the passageway.
- The flooring is wood with a long short pile rug which can be moved.

Sitting Room/Lounge

- The sitting room/lounge, kitchen and dining area is all open plan on the ground floor.
- The sitting room/lounge area has a two three seater cream sofas, one low standing wooden coffee table, a short pile cream rug under the coffee table, a radio/cd/i pod player with speakers and remote control situated on the windowsill and one other side table. There is one free standing lamp and another lamp on the side table.
- There is a large TV/DVD/Sky with remote controls. There is also a WiFi Router.
- A gas fire is located on the end wall next to the TV stand. There is a metal protection guard in the store if required.
- 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, 615mm/24.2 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 2 ovens both with drop down doors and the handles are 689mm/27.1 inches above the floor. The hob is 884mm/34.8 inches above the floor. There is a microwave situated on the worktop with a side opening door, 929mm/36.5 inches above the floor.
- Worktop and sink are 929mm/36.5 inches.
- There is an American fridge/freezer where water and an ice dispenser are available. The highest shelf in the fridge is 1580mm/62.2 inches and the lowest freezer shelf is 475mm/18.7 inches.

- The over head unit shelves range from 1839mm/72.4 inches being the highest to 1421mm/55.9 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 and mop/bucket is located in a cupboard in the kitchen.
- The kitchen is evenly lit with ceiling spotlights.
- Flooring is wood.

Bedrooms and Sleeping Areas

- Bedroom 1: The door is 810mm/31.8 inches wide. There are two single beds, (559mm/22 inches high), 2 bedside tables with lamps and a double door fitted cupboard with a hanging rail where the hoover and clothes rack can be located. The space between the bed and wall is 679mm/26.7 inches and the other is 757mm/29.8 inches.



- Bedroom 2: The door opening is 814mm/32 inches. This has a double bed against the wall (646mm/25.4 inches high), a wooden side table, chest of draws (2 large draws and 2 small draws) and a double door fitted cupboard with a top shelf and hanging rail. There is a lamp situated on the window sill and there is a TV/Sky with remotes. The space between the bed and wall is 850mm/33.4 inches wide.



- Bedroom 3: The door opening is 814mm/32 inches wide. This is a double bedroom with an ensuite shower room (509mm/22 inches high with a small space under the bed), 2 bedside tables with lamps, chest of draws (2 large draws and 2 small doors), double door fitted cupboard and TV/Sky with remotes. The space between the wall and bed is 850mm/33.4 inches on one side and the other is 739mm/29 inches with the chest of draws.



- All furniture in each bedroom can be moved.
- All bedding is anti-allergy.
- All bedrooms have beige carpet, cream walls, white doors with ceiling spotlights and lamps.

Bathrooms, Shower-rooms and Toilets

- Bedroom 3 en-suite shower room: Door opening 789mm/31 inches and level access. There is a large shower unit with a step (229mm/9 inches) with an adjustable shower head. Shower doors slide open the each side with handles. The WC height from floor is 272mm/10.7 inches and the washbasin is 656mm/25.8 inches on a pedestal with separate hot and cold taps. There is a heated towel rail fixed to the wall. Lighting is ceiling spotlights. The flooring is wood.
- Family bathroom: Door opening 810mm/31.8 inches and level access. There is a bath with an adjustable 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 423mm/16.6 inches and the washbasin is 853mm/33.5 inches in a built in unit with a cupboard underneath. The washbasin has separate hot and cold taps. There is a heated towel rail fixed to the wall. Lighting is ceiling spotlights and the flooring is wood.

Garden

- A wooden table and 6 chairs are available on the paved stone patio (except in the winter months).
- The garden area is grassed with a stone patio. It is on a slight slope with 3 stone steps leading down to the kitchen door.

Additional Information

- Information for the nearest Doctors/Hospital/Veterinary Surgery/Tourist Office are 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): Ilchester Estates, The Estate Office, Melbury
Sampford, Dorchester, Dorset DT2 0LF

Telephone: 01935 83 222

Email: office@ie-properties.co.uk

Website: www.ie-properties.co.uk

Hours Of Operation: 8.30am - 5pm

Local Equipment Hire: Yeovil Shopmobility 01935 420 889

Local Accessible Taxi: Yeovil: Radio Cabs 01935 426 666 Dorchester:
Dorchester Taxi 01305 251 097