

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 Stables

Introduction

The Stable 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 Stables sleep up to 8 people and has 4 bedrooms, one being on the ground floor with a bathroom. It also 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. The Cow Byre sleeps up to 6 people, two bedrooms being on the ground floor with one bathroom which is all level entry. Dogs are not allowed at all in this property. (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.



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 Stables 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 863mm/34 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 are cream kitchen tiles.



Halls, Stairs, Landings, Passageways

- The floor covering is short pile beige carpet on the stairs.
- The staircase to the first floor has 12 steps with a handrail on the left. The width of the staircase is 762mm/30 inches.
- The door to the cinema room is 762mm/30 inches wide and the door to the sitting room is 1092mm/43 inches wide.

Sitting Room/Lounge

- The sitting room/lounge is situated on the ground floor with level entry from the kitchen.
- The door opening is 1092mm/43 inches wide.
- The room has a mixture of seating with one 'L' shaped beige sofa, one 2 seater sofa and one soft chair. All have feather cushions. There is a soft material covered foot stool in the centre of the room with a short pile rug underneath. Two side tables, one between the sofas and the other in the corner with a lamp, there is also a free standing lamp.
- There is a large TV/DVD/FreeSat and radio/cd/i pod player with speakers, all 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 short pile beige carpet.



- The Cinema Room: The door opening is 762mm/30 inches wide. There is a large 'L' shaped sofa with a low standing material covered foot stool on a small rug. A desk is on one wall with a lamp and there is also a free standing lamp and ceiling spotlights. There is a TV/DVD/Cinema/FreeSat with surround sound and remote controls. The furniture is moveable, however not a lot of space to move around.



Dining Room

- The dining table is situated within the kitchen as you enter the property.
- The dining table (which can be moved) is wood with legs on each corner, 609.6mm/24 inches from floor to lowest point of table (underspace).
- There is free space around the table.
- Chairs (8 and all moveable) are upright without arms. They are dark brown leather with high backs.
- Lighting is natural during daylight and at night there are ceiling spotlights.
- Flooring is cream tiles.

Kitchen

- The kitchen is on the ground floor which is level. This is the first room you enter into the property.
- 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 from the ground.
- There is an American fridge/freezer with water and ice dispenser. 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 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 washing machine/tumble dryer, dishwasher, iron with ironing board, mop/bucket, Hoover and a clothes rack.
- The kitchen is evenly lit with ceiling spotlights.
- Flooring is cream tiles.



Bedrooms and Sleeping Areas

- There is one bedroom on the ground floor with a family bathroom.
- Bedroom 1 on the ground floor off the kitchen: Door width 762mm/30 inches into a short passageway with the bathroom on the right and the bedroom straight ahead. The doorway into the bedroom is 939mm/37 inches wide. There is a king sized bed (558mm/22 inches high) with two bedside tables with lamps. There is a free standing cupboard and a chest of draws with a small TV/Freesat with remote control. There is ample room to move around the bed.



- Bedroom 2 on the first floor with ensuite shower room: Door width 736mm/29 inches. There is a king sized bed with two bedside tables with lamps. A chest of draws with a small TV/Freesat with remote and a fitted cupboard. The space at the end of bed is 508mm/20 inches with the chest of draws and 889mm/35 inches without it as it can be moved. The height of the bed is 381mm/15 inches and the space either side of the bed is 1676mm/66 inches and 1447mm/57 inches.



- Bedroom 3 on the first floor: Door width is 685mm/27 inches. This is a twin room with two single beds (558mm/22 inches high and a space of 406mm/16 inches between the beds). There is one bedside table between the beds with a lamp and a small chest of draws on one wall. There is no room either sides of the bed.



- Bedroom 4 on the first floor: Door width 660mm/26 inches. This is a double bedroom (558mm/22 inches high and the spaces either side of the bed are 635mm/25 inches and 685mm/27 inches). There are two bedside tables with lamps and a fitted cupboard.



- All furniture in all four bedrooms is moveable and they are all evenly lit with both spotlights and lamps.

Bathrooms, Shower-rooms and Toilets

- Bedroom 2 en-suite shower room on the first floor: Door opening 736mm/29 inches and level access. Corner shower unit with a step (229mm/9 inches high) and fixed sunflower shower head. Shower doors slide open each side with handles. The WC height from floor is 419mm/16.5 inches and the washbasin is 825.5mm/32.5 inches on a pedestal with separate hot and cold taps. There is a towel rail fixed to the wall. Lighting is 4 ceiling spotlights with lights in the mirror over the sink which is motion activated.
- Family bathroom on the first floor: Door opening 660mm/26 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 825.5mm/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.
- Family bathroom on the ground floor: Same as above.

Garden

- There are two entrances to the garden; one through the door in the sitting room/lounge on the ground floor by one step and the other through a wooden gate from the driveway. A wooden table, 8 wooden 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
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Telephone: 01935 83 222

Email: office@ie-properties.co.uk

Website: 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