

SMITHS FARM COTTAGES

ACCESS STATEMENT

17/11/07

Access Statement For Smiths Farm Cottages

Introduction

Our 2 holiday cottages (The Stables and The Smithy) were created from the conversion of a 200 year old flint barn (at one time the Farm's stable) located on the side of the beautiful Char Valley.

We have tried to provide as much information as possible in this statement - if you have any queries please telephone. We look forward to welcoming you.

Pre-Arrival

- We have a website: www.smithsfarmcottages.co.uk
- Enquiries and bookings can be made by telephone, fax or email - tel and fax no 01297 560167.

Email: smithscottages@btinternet.com.

- The nearest bus stop is in the nearby village of Charmouth (about 1 mile away) on the route from Dorchester and Bridport towards Lyme Regis. However, it is not advisable to walk alongside the busy A35 to reach our Farm - a car/taxi is needed.
 - The nearest train station is at Axminster and taxis, some with disabled access, can be ordered to collect visitors from here.
 - Shopping can be ordered from Tesco for delivery to the cottages.
- The cottages are non smoking and no pets are allowed.

Arrival & Car Parking Facilities

- The cottages are located down a long private drive and a slope then leads up to the car park for the cottages.
- The car park area is level and covered in rough gravel.
- The cottages are accessed via a small step (12cm high) then a sloping path (58cm wide) and without a handrail. The Stables cottage is then accessed first via a further slope to the front door (80cm wide) with a small step up to this (5cm high).
- The Smithy is accessed by a 89cm wide path and then two steep steps (23cm high) leading to a patio area and the front door (80cm wide) and with a small step up to it (10cm high) . There is no handrail.

There is good colour contrast in both cottages between floors, walls and furniture

The Stables Cottage

Hallway

Small hall area with laminate floor.

Sliding patio type door (90cm wide) to sitting room.

Door to small downstairs cloakroom (standard toilet and small sink)

Sitting Room

Large room with short pile carpet.

Leather sofa and 2 easy chairs.

Low coffee table.

TV/DVD player with teletext

Patio doors 110cm wide

Stairs to first floor are located in the corner of this room.

Kitchen

Soft vinyl floor covering.

Worktop height 90cm.

Oven door is drop down, and can be accessed from the side.

Hob is 90cm high.

Table and 4 chairs. Limited access either side of table.

Fridge with small freezer.

Shower room

On first floor

Standard WC and sink with pedestal

Shower cubicle (76cm x 76cm) with step up into shower tray (15cm)

Vinyl flooring

Main Bedroom

Large room with short pile carpet

Double bed – 4ft 6" 55cm high.

Non feather duvets and pillows provided

Sheets, duvet covers and pillow cases are polyester cotton

Second bedroom

Twin beds with only a narrow space between – 60cm.

Short pile carpet

Third bedroom

Standard single bedroom.

Bed is positioned along one wall with space to side of 90cm.

Fire exit from this room

Short pile carpet

The Smithy

Hall

Small hall area (170cm x 170cm) with laminate flooring
Sliding patio type door (width 90cm) leading to sitting room
Door to kitchen 75cm wide

Sitting room

Sofa and one easy chair
Short pile carpet
Round dining table with 4 chairs – limited space around this although it can be moved out to make easier access
Patio doors are 110cm wide
Stairs to first floor lead from this room – stair width 80cm

Kitchen

Galley style kitchen – free space width 115cm x length 260cm
Worktop height 90cm
Oven is under worktop and has a drop down door.
Fridge with small freezer
Laminate flooring

Bathroom

Located on first floor – landing is 75cm wide and 200cm long
Bath with shower attachment on taps. Bath height 55cm.
Standard WC and sink with pedestal
Space to left of toilet 25cm with 30cm to right
Free space 80cm x 130cm
Vinyl flooring

Main bedroom

Standard double bed 4ft 6" with narrow access both sides – 30cm one side and 70cm on other side; 80cm gap at end of bed
Bed height 55cm
Non feather duvets and pillows provided
Sheets, duvet covers and pillow cases are polyester cotton
Short pile carpet

Second bedroom

Bunk beds – both standard singles
Height of bottom bunk 45cm
Height of top bunk 125cm
Narrow access alongside these - 60cm wide
Free space in room of 135cm x 230cm
Short pile carpet

Laundry

- The Stables has a front loading washing machine under the kitchen worktop
- Washing can be placed on a washing line on the grassy area near the car park.

Shops

- Not available on site.
 - The nearest shops are in Charmouth - the Nisa supermarket is open until 9pm and it is often possible to park outside.
- Tesco is located in Axminster, whilst Morrisons, Waitrose and The Co-Op can all be found in Bridport.

Grounds/gardens/Outdoor Facilities

- The garden area above the car park is for the sole use of our guests.
- It can be accessed from the car park by walking up the grassy slope or from the driveway giving a much more gentle slope to the play area (with playhouse and sandpit) and picnic/barbecue area (picnic table). There is a gently sloping area suitable for ball games.
- We also invite our guests to feed our 3 'pet' sheep at the back of our farmhouse - they are located down a steep grassy slope.

Contact Information

- Address: Smiths Farm Cottages, Smiths Farm, Axminster Road, Charmouth, Dorset, DT6 6BY
- Telephone: 01297 560167
- Fax: 01297560167
- Email: smithscottages@btinternet.com
- Website: www.smithfarmcottages.co.uk
- Hours of operation: All year round self catering accommodation

We welcome your feedback to help us continuously improve if you have any comments please phone 01297 560167 or email smithscottages@btinternet.com