

Access Statement for Rose Cottage

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

Introduction

Rose Cottage is located at Eweleaze Farm approximately 200m from Tingleton Church towards Dorchester. The cottage is positioned adjacent to the drive and spacious parking is on the gravel area in front of the lake.

Rose Cottage sleeps up to 7 people and has 3 bedrooms and 2 bathrooms.

The cottage has been recently fully refurbished to a high standard and suits families/friends wishing to explore the area.

The property dates back to the early 17th Century and still have original features.

We look forward to welcoming you and if you have any queries or require any assistance, please telephone 01305 848391 or 848702 or e.mail enquiries@dorsetholidaycottages.net

Pre-Arrival

Rose Cottage is located in the quiet village of Tingleton.

Please note: there are no buses but a taxi service from Dorchester can be arranged.

Nearest Rail station: Moreton – 3 miles,

We strongly recommend Visitors to have their own cars as the nearest shop/baker/butcher is at Puddletown 1.5 miles away.

On-line Grocery shopping via Waitrose or Tesco can be arranged prior to arrival.

Please note that the postcode DT2 8QR covers most of Tingleton village, please therefore give address of Eweleaze Farm, Tingleton, Nr. Dorchester, also.

Key Collection

The front door key will be in the door ready for your arrival. Arrival time after 2.30pm please.

Car parking

Drop off parking is directly opposite the front door. This area is particularly useful for unloading bags/cases.

Alternatively there is ample parking available in front of the lake on the graveled area, approximately 50 metres from the front door.

The outside porch is well with motion sensor lighting at front door. Solar path lights.

Entrance to property

Front door is 900mm wide – level access from the car parking area to the front porch.

There is a very small step approximately 90mm from the path into the front porch.

Hall/Stairs/Landing and Passageways

The hall stairs and landing area well lit using a combination of ceiling lights. Due to the character of older buildings, the passageways are of no regular sizes but generally in excess of 800mm wide.

Both staircases have a door at the bottom of each stairwell which can be closed.

The stairs and hallways are fully carpeted with hand rails.

The staircase to the first floor has 13 steps.

The staircase to the second floor has 10 steps.

Sitting room/Lounge area

The sitting room/lounge is situated on the ground floor with level entry from the main hall. The door opening into the Lounge is 850mm wide with a light switch/dimmer controls on the left hand side.

The room has 3 sofas and a large coffee table in the middle of the room.

A woodburner is positioned within the inglenook fireplace with complimentary coal and logs.

The flooring is a short pile carpet. Wall lights, as well as table lamps light the room.

Digital television with remote control and DVD player and DVD library available.

Kitchen/Dining room

The kitchen/dining room is situated on the Ground floor with level access from the hall area. The floor in the kitchen area is a natural flagstone flooring.

An aga cooker is used for cooking and heating. Microwave and grill also available.

Kitchen cabinets – handmade style with granite worksurfaces – 920mm high.

Freestanding fridge/freezer.

Integrated dishwasher.

Kettle, toaster, cafetieres, Cutlery, glasses and crockery etc. – a large range of utensils available, all designed for catering up to 7 people.

Lighting – the kitchen is evenly lit with dimmable halogen spotlights in the room.

First Floor Rooms

Two bedrooms on the first floor and 2 bathrooms, comprising:-

1 double bedrooms with en-suite shower room – shower, hand basin and w.c.

Second bedroom with 3 single beds.

Separate bathroom with freestanding bath, hand basin and w.c.

All bedrooms have natural daylight, bedside lamps and either central ceiling light, wall mounted lights or spotlights.

Luxury bed linen and superior quality mattresses.

Flooring – bedrooms and hall areas: short pile carpet throughout .

All bedrooms have the facility of Digital televisions.

Garden

Secure large garden (measuring approximately 30m x 35m) with access to/ from the car parking area.

Level paved patio area with good quality garden furniture and garden benches.

Barbeque area.

Washing line.

Additional information

Rose Cottage is located on a working farm with an abundance of wildlife on the doorstep.

Please note: The garden is secure with a garden gate, however, the Lake has open access with a level gravel path around the perimeter.

Nature Trail: There is a Nature Trail around the meadows and woodland area.

Mobile phone reception is generally good.

The nearest General Hospital with Accident and Emergency is Dorchester – 5 miles.

The nearest Doctors' surgery is Puddletown – 2 miles. Telephone: 01305 848333.

WiFi Internet Access included.

Contact information:-

Address:- Rose Cottage, Eweleaze Farm, Tincleton, Dorchester, Dorset. DT2 8QR

Tel: 01305 848702 or 01305 848391

E.mail: enquiries@dorsetholidaycottages.net

Contact name: Jane Coleman

Telephone number in case of emergency: 07900 854677