

# **Access Statement for Washingpool Farm Cottages**

## **Introduction**

We are situated on the edge of the market town of Bridport. Just a 20 minute walk into the centre of town via the public footpath and a 12 minute drive to the Jurassic coast and nearest beach West Bay.

Both properties are situated behind the farm shop on a gradual sloping concrete drive.

## **Pre-arrival**

The nearest railway stations to Washingpool are:

- Crewkerne station, 12.9 miles away.
- Dorchester, 15.4 miles away.
- Maiden Newton Station, 11.9 miles away.

There are also stations at Axminster and Yeovil.

The two closest and most accessible taxi services are in Bridport. Remember to enquire if the taxi you have booked has wheelchair access if needed.

There is a bus station in Bridport. Buses come from Dorchester, Weymouth, Yeovil, Axminster and there are other links to the surrounding areas.

The surrounding pavements and pathways consist of concrete yards, stone/gravel tracks and grass footpaths.

Bridport is a town well suited to wheelchair users, with wide pavements. Access on market days, Wednesday and Saturday, is less easy due to pavement congestion. There are facilities within the town that cater for disabled needs. Bridport Leisure Centre has facilities designed for wheelchair users and there are many parks and gardens with easy access.

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

Your key will be available at the cottage when you arrive.

Parking for your cottage is located 3 metres in front of the cottage entrance on the concrete yard. The parking area is on a, fairly even, gentle slope down to the cottages. There is parking room for 2/4 cars. The parking area is not lit at night. There is also a large car park in front of the farm shop which is closed between 5:00pm-7:30am.



## **Entrance to Properties**

From the car park there are three large steps down to the cottages. There is a handrail on the right-hand side of the steps. There is no ramp to access the cottages.

To get to the two properties you go through a large wooden door into an alley. The wooden door is 80cm/2'8" wide (larger than standard). The two cottage entrances are either side of you, Dairy Cottage on your right and Granary Cottage on your left.



## **Dairy Cottage**

### **Entrance to the Property**

As you enter there is a wooden threshold into the cottage and a door mat. The front door is 75cm/ 2'6" wide (standard). The entrance leads you straight into the kitchen. It is well lit with ceiling spotlights and large kitchen windows. The floor is laminate.

### **Kitchen**

The kitchen is the first room you enter when entering the cottage. It is well lit and the floor is laminated with a rug covering some of the standing area.

The work surfaces stand 91cm/ 3' from the floor, as do the oven hobs, microwave and other appliances. The wall units/cupboards are 127cm/4'2" from the floor and are situated above the work surfaces.

There is a large built in dining table, the clear height underneath the table is 92cm/3'. There are four tall, fold away bar chairs without arms.

The electric oven has a drop down opening door with the electric hobs on top of the work surface.

The sink has a single mixer lever tap.



### **Sitting Room/Lounge & Dining Room**

The dining room is situated on the ground floor leading on from the kitchen. It is combined with the Sitting room/Lounge.

From the kitchen there is a large step down into the room, the door is 71cm/2'4" wide (standard). The room is carpeted with a short pile beige carpet.

The room consists of a level floor with a small dining table, two dining chairs in one corner and two single sofa chairs and one two seat sofa. All furniture is moveable.

There is room for a wheelchair to fit under the dining table with a clear height of 70cm/2'4". The dining table has two dining chairs without arms, there are two extra chairs kept in the bedrooms upstairs.

There is a 1 metre access gap between the sofa and the chairs.

The room is well lit with one ceiling light and large windows across one wall.



### **Stairs and landings**

Stairways are well lit by a large window and a hanging ceiling light at the top of the stairs. There are stair gate fittings for both the top and bottom of the stairs but only one moveable stair gate in each property. It is carpeted the whole way up with a short pile carpet. There are 11 steps with handrails either side.



### **Bedrooms and Sleeping Areas**

There are 3 bedrooms located upstairs in the cottage.

#### **Double Room.**

The first bedroom at the top of the stairs is a large double room. The clear door opening is 61cm / 2' (smaller than standard). The room has one king-sized, metal-framed bed standing 54cm / 1'9.5" from the floor to the top of the mattress. There is a 150cm / 4'11" gap either side of the bed. There is also a cot in the room.

A built in wardrobe is supplied with one large hanging rail. All furniture in the room (except the wardrobe) can be moved if needed.

The room is well lit by large windows, a large ceiling light and two bedside lamps.

The room has a beige short pile carpet. The room is decorated with cream walls and contrasting wooden furniture and beige carpet.



### **First Single Room.**

The next bedroom on the right, next to the bathroom, is a small single room. The clear door opening is 68cm/2'3" (standard). The room has a small single bed standing 54cm/1'9.5" from the floor to the top of the mattress, there is a 70cm/2'4" gap from the bed to the wall on one side.

The room has a small built-in wardrobe with one hanging rail, a bedside cabinet and stool.

It is carpeted with a short pile beige carpet and one small rug beside the bed. It is painted and decorated using a combination of cream, pink and wooden furniture.

The room is well lit by a window, a large hanging ceiling light and bedside lamp.



### **Second Single Room.**

The bedroom at the end of the corridor is also a small single room. The clear door opening is 68cm/2'3" (standard). The room has a small single bed standing 54cm/1'9" from the floor to the top of the mattress, there is an 80cm/2'8" gap from bed to wall on one side.

The room has a small built in wardrobe with one hanging rail, a bedside cabinet and stool.

It is carpeted with a short pile beige carpet. It is painted and decorated using a combination of cream, blue and wooden furniture.

The room is well lit by a window, a large hanging ceiling light and bedside lamp.



## **Bathroom and Toilet**

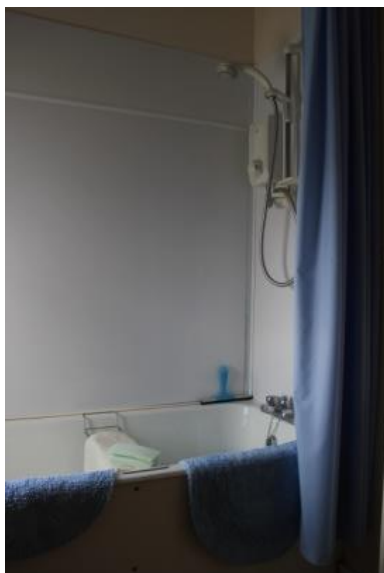
The bathroom is located between the double room and the first single room on the right hand side. There is level access into the bathroom with no steps. The door has a clear opening of 68cm/2'3" (standard).

The flooring is a non slip laminate.

The shower is located over the bath. The height of the WC is 43cm/1'5" from floor to seat. The sink stands 77cm/2'6" from the floor with a clear space underneath.

The bathroom is well lit with one ceiling light and a lit mirror located over the sink. There is a small window beside the bath.

The room is decorated with a light colour scheme.





## **Granary Cottage**

### **Entrance to the Property**

As you enter there is a wooden threshold into the cottage and a door mat. The front door is 75cm/2ft6 wide (standard). The entrance leads you straight into the kitchen. It is lit with spotlights and windows along one side. The floor is laminate.

### **Kitchen**

The kitchen is the first space you enter when entering the cottage. It is lit with one strip light and windows along one side of the room. The floor is laminated with a rug covering some of the standing area.

The ground floor is one open plan room with the kitchen at the front, a step up to the dining space in the middle and the living space at the back.

The work surfaces stand 90cm/2'11" from the floor, as do the oven hobs, microwave and other appliances. The wall units/cupboards are 133cm/4'4" from the floor and are situated above the work surfaces.

The electric oven has both a drop-down opening door. The hob is built-in to the worktop.

The sink has two individual lever taps.



### **Sitting Room/Lounge & Dining Room**

The dining room is situated on the ground floor leading on from the kitchen. It is part of the open plan room.

From the kitchen there is a small step up to the dining table. The floor is laminate, the same as the kitchen.

The room consists of a level floor with a medium sized dining table, two dining chairs and a three-seater bench. All furniture is moveable. There are three extra chairs upstairs in the bedrooms.

There is room for a wheelchair to fit under the dining table with a clear height of 74cm/2'5". The dining table chairs are without arms.

The lounge is located at the back of the room. It is carpeted with a dark brown short pile carpet. There are two two-seater sofas (one can recline) and an armchair. All are moveable.

The room is lit by two ceiling spotlights, two small windows and a table-top lamp.



### **Stairs and landings**

The stairway is well lit by a large window and a hanging ceiling light at the top of the stairs. There are stair gate fittings for both the top and bottom of the stairs but only one moveable stair gate in each property. It is carpeted the whole way up with a short pile carpet. There are 12 steps with handrails on one side.

### **Bedrooms and Sleeping Areas**

There are 3 bedrooms located upstairs in the cottage. There are stair gate fittings at the top and bottom of the stairs.

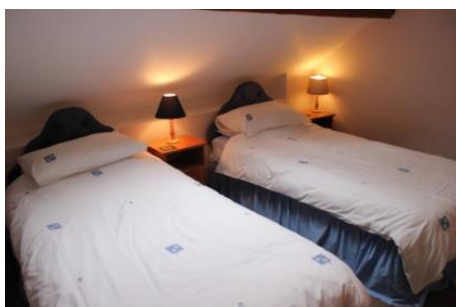
#### **Twin Room**

The first bedroom at the top of the stairs is a large twin. The clear door opening is 76cm/2'6" (standard). The room has two single beds standing 50cm/1'8" from the floor to the top of the mattress. There is a 50cm/1'8" gap either side and between the beds.

A chest of drawers and one wardrobe is supplied with one large hanging rail. All furniture in the room can be moved if needed.

The room is well lit by a large sky light, a wall light and two bedside lamps.

The room has a beige short pile carpet and is decorated with cream walls, contrasting wooden furniture and blue furnishings.





The next bedroom on the right is a large double room. The clear door opening is 76cm/2'6" (standard). There are two small steps from the door to the main sleeping area. The room has a king-size bed standing 61cm/2' from the floor to the top of the mattress, there is a 50cm gap from bed to wall on both sides.

The room has a built in wardrobe with one hanging rail, two bedside cabinets and cupboard.

It is carpeted with a short pile beige carpet. It is painted and decorated using a combination of cream, green and wooden furniture.

The room is well lit by a window, two bedside lamps and a large hanging ceiling light.



### **Single Room.**

The bedroom at the end of the corridor is a small single room. The clear door opening is 76cm/2'6" (standard). The room has a single bed. The bed stands 50cm from the floor to the top of the mattress, there is a 50cm/1'8" gap from the bed to the wall on both sides.

The room has a small wardrobe with one hanging rail, a bedside cabinet and a cupboard.

It is carpeted with a short pile beige carpet and decorated using a combination of cream and wooden furniture.

The room is well lit by a skylight window, bedside lamp and a wall light.



### **Bathroom/Shower-rooms and Toilets**

The shower room is located between the double room and the single room on the right hand side. There is level access into the shower room with no steps. The door has a clear opening of 74cm/2'5" (standard).

The flooring is non slip laminate.

There is a shower in the room with a small step up to it. The height of the WC is 43cm/1'5" from floor to seat. The sink stands 80cm/2'8" from the floor with a clear space underneath it has individual hot and cold taps.

The bathroom is lit with two wall lights and a shaving light located over the sink.

The room is decorated with a blue, cream and brown colour scheme.

There is a low sloped ceiling on one side of the room.



## **Shared Space (Granary and Dairy Cottages)**

### **Laundry/Utility Room**

The laundry room is situated outside of the cottage on the left hand side of the grass lawn. It is shared between the two cottages.

There is level access to the laundry room, the door has a clear opening of 82cm/2'8" (larger than standard) and the washing machine is located at the back of the room.

The floor is concrete and laminate. There are no windows in the laundry room, there is a single ceiling light.

### **Garden**

There is a grass lawn located behind the cottages, with two picnic tables. Guests are also welcome to use the lawn as a play area beside the Farm Shop.



### **Additional Information**

There is Wi-Fi available within each cottage.

Local hospitals include,

**Bridport Community Hospital, Bridport.** 01308 422371

They have a minor injuries unit, open from 9:00am - 6:00pm.

**Bridport Medical Centre,** 01308 421896 (Pharmacy on site)

**Dorset County Hospital, Dorchester.** 01305 251150 **The closest A&E.**

### **Contact Information**

Washingpool Farm, North Allington,  
Bridport, Dorset, DT6 5HP

Telephone: 01308 459549

Email: [info@washingpool.co.uk](mailto:info@washingpool.co.uk)

Website: [www.washingpool.co.uk](http://www.washingpool.co.uk)

#### **Shop Opening Hours:**

Monday to Saturday: 8:00am – 5:00pm