

Access Statement for Pound Cottage, Chideock.

Introduction

Pound Cottage is stone built, slate roof, semi-detached cottage located on Main Street in the village of Chideock approximately 3 miles from Bridport.

Pre-Arrival

Our website www.poundcottage.dorset.co.uk gives full details of the cottage, including pictures of many of the rooms, and directions to the cottage.

Enquiries and bookings can be made directly from the website via email, telephone or by letter.

The nearest bus stops are on the Main Street where you can catch the numbers X53 and 31. There are three pubs The George Inn (across the road from the cottage), The Clock House and the The Anchor Inn at Seatown (the local beach). There is also a village shop.

The nearest railway station is Axminster, approximately 8 miles away.

This access statement is available on our website and in the "Welcome File" in the cottage.

Arrival and Car Parking Facilities

The cottage is situated on the Main Street, the A35.

Parking, for one vehicle, is available at Pound Cottage and is accessible off Main Street.

The main road where Pound Cottage is situated can be very busy in high season so children and pets should be always accompanied. Please keep the garden gate shut, at all times.

Main Entrance and Reception

Pound Cottage is the first cottage on your right on entering the shared driveway. The cottage is east-facing with the northern, side aspect on Main Street facing the George Inn.

The cottage is accessed through its front garden, by a footpath from the car parking area which runs to the front door in the middle of the cottage. There is one step down in the garden as you approach the front door and within the garden area. There is a short wall bordering the grass area and the crazy paving.

The 2 keys, kept in a key safe on the right side of the doorway, open the front door. Combination to the key safe will be sent one week before occupancy, with directions. There is a small doorstep into the cottage. On entry there are low ceiling beams.

The ground floor is open plan. The dining area is to the right with a table and four chairs, and the lounge area is to the left, with a sofa and two armchairs, and a working wood burning fire. There is a smart TV. There are 2 large rugs in each living area. Two windows look out onto the front garden, one to the side where the main road is, and one to the rear. Light switch is on the left of the front door as you enter. Thermostat for the heating is on the right of the front door as you enter.

The Lounge and Dining Area

The flooring throughout the lounge and dining areas of the cottage are level wood flooring. Ceiling is beamed and lower than 6ft high. The ceilings in the rest of the building are standard height.

To the right, as you enter, is the dining area with a window seat and a pine welsh dresser, books, a lamp, and games in the cupboard at floor level. There is a dining table and four chairs. An unused tiled hearth raised off the floor, with a brick feature nonworking fireplace. The battery-operated smoke-alarm is fitted to a beam towards the opening to the kitchen. There is a step down through the opening into the kitchen area and the back door.

Still in the main living room, under the stairs, is a cupboard containing a vacuum cleaner, brushes, mop, ironing board and iron. There is a central heating powered radiator on the green panelled wall.

There is a door to the ground floor hall area, giving access to the stairs, the kitchen and the downstairs toilet. This small area has a light, a coat hanging space and a radiator. There is also a high cupboard with the fuseboard and meter for the electrics.

There is an original stone fireplace containing a working wood burning stove. Logs and kindling provided for the first fire. There is a battery-operated carbon-monoxide alarm fixed to the ceiling beams above the internal door.

Downstairs toilet

The toilet is part tiled on the right and painted wood panelling on the lower wall on the left with a small opening window to the rear.

There are low level white toilet and wash basin with hot and cold water.

Kitchen

The kitchen has two doors one internal leading in from the hallway and one to an outside courtyard used for bins and storage. There is a gate to the road which should be kept closed at all times. The outside door is for emergency exit only and is kept locked with a thumb turn exit handle. This is the exit to access the rubbish and recycling.

The kitchen is fully fitted with wooden cupboards, laminate and solid wood worktops and a fitted stainless steel 1.5 drainer sink. There is also an oven, four ring electric hob, washer / dryer machine, dishwasher and a large free standing fridge-freezer. All crockery, cutlery and cooking utensils including a kettle, toaster, cafetierre and teapot are provided in the well-equipped cupboards and drawers. Along with a microwave, toastie maker and child's booster seat.

To the left of the exit door, there is a gas boiler which heats the water and central heating system. There is a battery-operated carbon-monoxide alarm above the boiler cupboard. To the left of the boiler is an opening window facing west with breakfast bar and two seats.

Stairs

There is a fitted stairgate at the top and one at the bottom.

The staircase has a hand rail on the left and a west facing window. The stairs and landing are fully carpeted. At the top of the stairs are two cupboards kept locked for cleaners and owners use.

There is a battery-operated smoke-alarm with an emergency light fitted to the ceiling at the top of the stairs.

On the landing, are three pine wooden doors, two doors on the right giving access to the two fully carpeted bedrooms and one door facing the stairs giving access to the bathroom.

Bedroom 1

Pine door hinged on the right. Fitted carpet in light grey, and a radiator below the window. The floor and walls of this room are not level as is characteristic of a building of this age and design.

The main room has a smoke alarm, 10yr sealed and optical on the ceiling, the main light has a switch at the door on the wall, and two separate reading lamps situated on the bedside tables.

There is a two door wardrobe with hangers supplied, chest of drawers (with hairdryer), chair and mirrors.

The window is east-facing and looks over the garden and parking.

Bedroom 2

Pine door hinged on the right. Carpeted with a grey carpet.

There are two single beds on separate sides of the room, these can not be pushed together due to the configuration of the space.

The main room has a smoke detector, 10yr sealed optical, on the ceiling, the main light has a switch to the left of the door and two separate reading lamps situated on the bedside drawers.

There is ample room to one side of each of the beds with the other side being against a wall.

There is a two door white wardrobe with hangers provided and two drawers used for spare bedding.

The window is east-facing and looks over the garden and parking area.

Bathroom

Pine door with lock operated from the inside. Main bathroom light has the switch on the hallside of the doorframe. This is connected to an extractor fan through the roof and should be used after a shower. An extra light and mirror is wall mounted on the left side of the sink.

There is a white, wash basin, toilet and bath with centrally heated water and overhead shower and glass screen. A wide windowsill provides shelving for products and two opening windows.

The bathroom has a heated wall mounted towel rails.

The window is west-facing.

The floor is cushion floor.

Outside facilities

The main entrance to the cottage is a stable door. There is a concrete pathway from the gate to the cottage. The garden area has a lawn and flower borders to the right and a flower/bush border to the left and a patio area with one step down at the front of the house with table, chairs and sun umbrella for you to enjoy. The garden is safely enclosed by a six foot wooden fence on the right and a three foot fence on the left. Please keep the gate closed to protect children and pets from the driveway and the road with traffic danger.

Additional Information

A Welcome Pack is available with cottage information

There is a kitchen drawer by the fridge freezer that holds instructions to utilities and rubbish collection.

Well behaved pets are welcome at the cottage, max 2. Pets are not allowed on the furniture or upstairs and **must not** be left alone in the cottage at any time. Please pick up after your pet in the garden.

Smoking is not permitted in the cottage under any circumstances.

Booking Information

Email: bookings@poundcottage Dorset.co.uk

Website: www.poundcottage Dorset.co.uk

Hours of operation: Open all year

We welcome your feedback to help us continuously improve. If you have any comments please email: bookings@poundcottage Dorset.co.uk. Alternatively you can write to us at our home address.