

Access Statement for Clematis Cottage, Eype

This access statement does not contain personal opinions as to this property's suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Introduction

Clematis Cottage is a stone built terraced cottage located down a quiet lane off the main A35 Road in the village of Eype, approximately 2 miles from Bridport.

Pre-Arrival

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

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

All guests are provided with written confirmation via email and, on request, by letter.

The village is not served by a bus stop but there is a bus station in nearby Bridport.

The nearest railway station is Axminster, approximately 10 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 off the A35 Road down a quiet lane which does have vehicular access.

Parking is available for Clematis Cottage at a private car park 75 yards from the Cottage.

To access the parking area, drive down the lane and round the bend to the left and at the top of the rise take a left next to Elswood Barn.

Loading and unloading is permissible in the lane but please be prompt and be aware that other vehicles will be blocked from using the lane during such time.

Road adjoining the lane to where Clematis Cottage is situated can be busy in high season so children should be accompanied at all times.

Main Entrance and Reception

Clematis Cottage is the third cottage in a terrace of five. The cottages are west-facing towards the hills.

The cottage is accessed from the front of the terrace, there is no rear entrance accessible from the front of the cottage.

Please note that there is one large step up onto the pavement of 30cm where the front door is located. You can obtain the key from the Key Safe - the combination will be given to you upon confirmation of booking.

There is a row of light switches on the right hand side, which operate the lights for the lounge and landing area. To the left of the main door is a light switch for the outdoor light over the front door.

Lounge and Dining Area

The flooring throughout the ground floor of the cottage is hard wood flooring.

Directly to the right once you enter from the front door is the open plan lounge and dining area. Within the lounge is a three seater sofa, an armchair and flat screen TV with remote control, DVD player, freeview box and Hi-Fi with ipod docking station. There is also a coffee table with a shelf where the welcome pack can be found.

There is a tiled hearth with a wood burning stove. Please be cautious of the fire when lit as it can become extremely hot.

Directly when you enter the cottage on the ceiling is a battery-operated smoke-alarm.

Adjacent to the lounge area is the dining area. The painted pine table is 110cm in length or 153cm when extended and has four dining chairs available.

Within the cupboard under the staircase is located the hover, longhandled brush and dustpan and yellow bag for recycling purposes.

The staircase leads from the lounge area and contains 12 steps.

There are balustrades and a handrail to the right side of the stairs. The handrails are 92 cm above the treads.

Kitchen

The kitchen is part of the open plan living and dining room and has a wooden door leading into the conservatory.

Immediately on the left hand side wall of the kitchen is a CO2 portable fire extinguisher and fire blanket.

Adjacent to the cupboard under the sink is the fridge with a built in small freezer. There is a microwave oven on top of the worktop.

Located on the back wall of the kitchen opposite from the dining area is an oven and hob.

Crockery is provided in the cupboards above the work surfaces together with glasses and cups etc.

Larger cooking items are available in the cupboards under the work surfaces to the right of the oven and also to the left.

There is a stainless steel sink positioned under the window.

Laundry Facilities

There is a washing/ drying machine available in the kitchen. A washing line is located outside and pegs are available in the peg bag which is located in the cupboard under the sink

Conservatory

Leading through a door from the kitchen and dining area is the conservatory featuring a sofa, two wicker chairs, a glass side table and double French doors opening onto the garden. The floor in the conservatory is black slate tiles. Please note that the conservatory is not heated.

Outdoor Facilities

Directly from the conservatory is a small lawn garden leading to the patio area at the end of the garden.

There is one step down from the conservatory and a shallow step up onto the garden path and lawn.

The patio is built of stone. A wooden table with seats and BBQ are available for guests to use.

To the left of the lawn area is a wooden bench.

There is a garden shed on the right hand side of the lawn area which houses the garden umbrella and also a black bin where refuse should be put at the end of your stay.

Upstairs

At the top of the stairs on the left is a full-length mirror. Above, is a battery operated fire-alarm, which is tested weekly.

Doors lead off to bedroom 1 directly ahead, the bathroom to the left and bedroom 2 to the right.

Bedroom 1

Small oak double doors opening from the middle. Painted wooden floorboards.

There are two 2.6ftx6ft beds with two mattresses, plus two mattress protectors.

All bedding is 100% cotton with non feather pillows and duvet.

The main room light has a switch at the door and one separate side table lamp on the bedside table in the middle of the room.

There is a fitted hanging space and drawers.

There is one west-facing window with beautiful views towards the hills.

Bedroom 2

Oak door hinged on the right. Carpeted with a cream, short pile man made fibre carpet.

There is one double Victorian style brass and painted bed.

All bedding is 100% cotton with non feather pillows and duvets.

There are two bedside tables either side of the bed, each with a bedside lamp.

There is a built in wardrobe with shelves and hanging space, the ironing board and iron are located in this wardrobe. There is also a dressing room table and mirror.

One east-facing window looking across to neighbouring cottages and village.

Bathroom

Located upstairs off the hallway via oak double doors.

There is a toilet, small bath with integral seat with overhead shower.

The room has a wall mounted heated towel rail.

Window is west-facing.

The flooring is Amtico vinyl tiles.

Additional Information

A Welcome Pack is available with cottage information plus all manufacturers' instruction leaflets and places of interest leaflets.
We do not allow pets at the cottage.

Smoking is not permitted in the cottage.

Booking Contact Information

Address: Mrs P Bale, Highway Farm, Main Road, Bridport
Telephone: 01308 424321
Email: bookings@clematicottage.co.uk
Website: www.eypeholidaycottage.co.uk
Hours of operation: Open all year.

Questions, Queries and Emergency Help

Laurie & Sue Grimshaw (Managers of Clematis Cottage)
Address: Fig Tree Cottage, Eype, Bridport, Dorset, DT6 6AP (directly opposite)
Contact number: 01308 423722 (Home)
07779 976496 (Sue's Mobile)
07779 186983 (Laurie's Mobile)

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