

## **Access Statement for Three Bedroom Self Catering Cottage “Pond Cottage”**

### **Introduction**

Pond Cottage is a self-contained single floor detached cottage which is not connected to any other property. It is situated to the left of the courtyard close to the other cottages.

Pond cottage has three bedrooms with two en-suite bathrooms and cloakroom. This means that the occupants of the 2<sup>nd</sup> bedroom will have their own cloakroom and WC but will need to use the shower in one of the other bedrooms. This makes it suitable for families or groups who are comfortable sharing the shower facilities with the occupants of bedroom two

We have tried to provide as much information as possible in this statement, if you have any enquiries please do call. We look forward to welcoming you.

### **Pre-Arrival**

- We have a comprehensive website; on the menu “Directions” has maps and an automated system for a map and directions from your UK location to us.
- Overseas visitors can enter their port of entry e.g. London Heathrow and get directions from their point of entry to us.
- Bookings / enquiries can be made via email, phone or on the website
- The nearest train station (Tisbury, Wiltshire) is about 5 miles (8km) away; there are normally taxis at the station but these should be booked in advance.
- Taxi companies can be found at [www.yell.com](http://www.yell.com), enter taxi and Tisbury
- There is no regular bus service to the village although there is a service from nearby Shaftesbury

### **Arrival & Car Parking Facilities**

- There is a car park at to the right of the driveway and after unloading we ask all guests to park here and not outside the cottages. There are secondary bays outside Pond Cottage
- We try to maintain a safe environment for children asking guests not to park outside their cottage except for loading and unloading however guests in Pond are given spaces outside the cottage alongside the disabled parking
- The main car park is gravel over concrete and fairly flat and even, there is a security light triggered by movement after dusk.
- There is a designated bay for disabled use situated in the secondary parking bays outside Pond Cottage; guests are requested to leave this free for valid badge holders.

### **Main Entrances**

#### **Pond**

- The entrance at the front of Pond has no steps and the rear doors have steps to one side and wheelchair ramp to the other.
- The front doors are typical double glazed hinged type door, these lock and unlock by a standard key mechanism.
- The rear doors are “patio style” double doors which lock and unlock with a standard key mechanism and they are in the conservatory
- The conservatory has the option of dining which in turn frees up lounge space to create two distinct areas for those watching TV and those relaxing with a book
- Inside the front entrance are the sitting room and dining area, the kitchen is to the right
- The master bedroom is accessed from the kitchen through a separate door and a further door leads to the en-suite double size shower and WC

- The second bedroom is accessed from a hall/corridor off the lounge and has an adjacent cloakroom with wash hand basin and WC.
- The third bedroom is accessed at the end of the hall/corridor and a further door leads to en-suit double size shower and WC
- There are a further two front doors allowing independent access to bedrooms two and three without the need to disturb any one in the other parts of the cottage
- The emergency exits are in the rear including a ramp for wheel chairs and the three front exits. These lead either to the courtyard or owners rear garden
- Our website has photographs and a virtual tour for Pond cottage and reference to these should answer most questions about the layout.
- There are no stairs to the property which is all on one level. The doors are wide enough for wheel chair access and we have disable accessories free on loan subject to availability.

### **General (Internal)**

- There are no internal "public areas"
- Fire (smoke &/or heat) alarms are fitted to the cottage these are tested weekly. There is a fire extinguisher and fire blanket in the kitchen. There is a co2 detector situated near the heating boiler and this is regularly tested. Guests are asked not to remove batteries from these or make any adjustments to the alarms
- Pond cottage is heated by independent central heating by radiator and has its own boiler (tested and serviced annually) and fitted with co2 detectors.
- Pond cottage has a dishwasher and washer/dryer combi for use by the occupants

### **Public Areas – WC**

- None (all are attached to rooms)

### **Laundry**

- There is a separate laundry at the end of the cottages is a standard size washer and dryer, both front loading. Powder is provided there is a small charge for use of the laundry.
- The brochures for local attractions and activities are also found on racks in this room
- There are games and a small library where guests can exchange books for use during their stay.
- It is illegal to smoke in the laundry room

### **Shop**

- Not Available on site nearest village store is about 1.5 miles away and the main supermarkets are in Shaftesbury 3.5 miles away.

### **Leisure Facilities**

- Children's slide & swings, trampoline, football goal, netball post, badminton (summer only) and various garden toys for use by guests. Use of the equipment is at your own risk and children should be supervised at all times.
- The nearest public swimming pool is in Shaftesbury 3.5 miles away, opening hours are seasonal.
- There is a games room with table tennis and table football; it is illegal to smoke in the games room

### **Outdoor Facilities**

- Seating in the garden – several areas
- Charcoal BBQ and Gas BBQ (subject to availability)

### **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- Not available but the games room can be used for activities only by prior arrangement

### **Dining Area & Lounge**

- It is an open plan layout
- The dining area is open plan at the rear of the lounge and houses an 8 seater table with 8 chairs
- Flooring is hardwood, ceramic tiles and carpet throughout except for the bedrooms which are carpeted
- Furniture is moveable
- Double sofas and armchairs are provided are both armed
- Cane furniture is provided in the conservatory
- Independent central heating by radiator
- TV provided with remote control and DVD player as well as freeview providing a wide selection of radio channels and a CD player

### **Conservatory**

- Contains cane occasional table and armchairs
- Halogen lighting
- Can contain dining table and chairs in suitable weather
- Independent central heating by radiator

### **Master bedroom**

- Double bed provided
- Duvets and pillows provided
- Fitted bottom sheets
- There is a separate shower room with double size shower and WC
- Beds are moveable if more space is required to one side
- Hairdryer provided
- Iron and board are provided
- Independent central heating by radiator
- Built in wardrobe with hanging space and shelving

### **Bedroom two**

- Double bed provided
- Duvet and Pillows provided
- Fitted bottom sheets
- There is an adjacent cloakroom with wash basin and WC
- Radiator and Airing cupboard housing hot water tank

### **Cloakroom to bedroom two**

- WC and wash hand basin
- Radiator and towel holder

### **Bedroom three**

- Double bed provided
- Duvets and pillows provided
- Fitted bottom sheets
- There is a separate shower room with double size shower and WC
- Beds are moveable if more space is required to one side
- Hairdryer provided
- Iron and board are provided
- Independent central heating by radiator
- Built in wardrobe with hanging space and shelving

### **Bathrooms & WC to bedrooms one and three**

- Shower cabinet with power shower unit and safety grab rail
- Double sized shower cabins
- Hot water provided by central system
- Free space in bathroom (free of doors and furniture) is substantial
- Flooring is tiled as are the walls
- Release mechanism on outside of locked door
- Space under washbasin with vanity unit.
- Heated towel rail (Radiator)
- Mirror, shaver light and socket.

### **Hall/corridor leading to bedrooms two and three**

- Ceramic floor
- Radiator
- Heating thermostatic control and room stat
- Coat hooks and hat stand
- Independent entrance door

### **Self-Catering Kitchen**

- Kitchen
- Hot water provided by central system
- Worktop height is standard
- Oven door is drop down, can be accessed from the front
- Sink has cupboards underneath
- Hob is electric
- Oven is under the hob & electric
- Evenly lit kitchen
- Large Fridge and freezer
- Washer and dryer combi
- Dishwasher
- Microwave is on a shelf above the work surface & between wall cabinets
- There is the usual electric equipment e.g. toaster, kettle etc.
- Independent boiler for water and heating
- Clock and controls for heating
- Alarms and detectors in designated places

### **Grounds and Gardens**

- Large garden (mainly grassed) with children's play equipment available to all residents of the cottages.
- The owners garden is private and contains a deep (fenced) pond, guests are requested to ensure that children do not stray in to the owners garden
- There are 9 acres of fields with sheep, pigs and poultry in them. All dogs must be kept on a lead in the fields. Sheep are easily scared and may abort lambs if chased or stressed
- The poultry and pigs are surrounded by an electric fence with appropriate warning signs. Dogs should be kept away from these fences as injury may occur.
- Well behaved dogs and responsible owners are welcomed as part of your holiday; guests are requested clear all fouling and place it in the bins provided

### **Additional Information**

- A combined information and visitors book is provided in each cottage
- Good mobile phone reception for most networks but vodaphone is only available outside in the driveway
- The cottages are no smoking, it is against the law to smoke inside these premises that are designated work premises for our cleaning and maintenance staff
- Ashtrays are provided for use outside

### **Contact Information**

- Address: Whitebridge Farm Holiday Cottages, Semley, Shaftesbury, SP7 9JT
- Telephone and fax: 01747 830462
- Email: [whitebridgefarm@btconnect.com](mailto:whitebridgefarm@btconnect.com)
- Website: [www.whitebridgeholidaycottages.co.uk](http://www.whitebridgeholidaycottages.co.uk)
- Hours of operation: phones 0800 – 21.00 all week
- Local accessible taxi numbers: 01747 855555

**We welcome your feedback to help us continuously improve.**  
**If you have any comments please phone 01747 830462 or email:**  
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