

Access Statement for Tidmoor Barn

Introduction

Tidmoor Barn is a brick built barn conversion, one of two cottages set in the grounds of Tidmoor farmhouse. The farmhouse is on the B3157 Chickerell Road. The cottages are behind the farmhouse alongside the public footpath heading towards 'The Fleet' – the coastal footpath. There is vehicular access to the cottages.

We have tried to provide as much information as possible in this statement, if you have any queries please do e-mail or call. We look forward to welcoming you.

Pre-Arrival

We have a website, www.tidmoorstables.co.uk.

Bookings/Enquiries can be made by E-mail/phone or letter.

Directions can be printed from our web-site, location page. For your SAT NAV – 431 Chickerell Road, Chickerell, Weymouth. Dorset.DT3 4DG

The nearest bus stop is 0.04 miles away

The nearest train station (Weymouth) is 2.6 miles away.

There are accessible taxis available by calling Bee Cars on 01305775151/Weyline 01305 777777/ Steve's Cab 07791534415

The nearest RADAR toilet is next to the beach office on Weymouth Esplanade approximately 2.6 miles from the cottages.

Arrival & Car Parking

Guests will be met on arrival and given instructions on use of the electric gates. A code will be given to enter in the keypad. The keypad is on the brick pillar approximately 120cm high off the ground. Please call my mobile on arrival, if this is not possible please contact me prior to your stay.

For those who cannot use the keypad a button can be provided to operate the gates.

Car park is a block paved flat area.

Parking is directly outside the cottage entrance.

Parking area has sensor operated lighting.

Main Entrance

The Barn has one main entrance, the key is provided on arrival.

The door measure 120cm.by 187cm with the hinge on the right. The keyhole is 97cm high and the handle is slightly above

There is a ramp within the paviour to the entrance.

The door opens into the hallway/kitchen/dinner/lounge area. There is a light switch on the left hand side of the door this operates the first set of kitchen lights, hallway and outside lights.

There is a mat inset into the floor by the front door .There is wooden flooring throughout.

A welcome folder which has all details about the cottage in can be found within the tv unit.

Dining Room/Lounge/Kitchen

There is a wooden floor throughout the lounge/kitchen/dinner

There is a rectangular wooden table measuring 76cm. 120cm.and is 79cm high.

There are four moveable wooden chairs, they have no arms. The seats are 40cm high.

There are two, two seater leather sofa's seating two people each. Seating is 40cm high.

There is a coffee table next to the sofa 45cm high.

There is a CD/Radio on the coffee table.

There is a TV unit with TV, Freeview Box & DVD player. All have remote controls.

There is a free floor area in the lounge of approx. 190cm x 300cm metres.

Patio doors opening onto the cottages own garden measure 115cm wide when both open. The handle is 100cm high. There is a decked area. There is a step down of 15cm from the decked area to the garden .

Kitchen

The kitchen is all part of the lounge/dining area. The kitchen units are in an L shape.

Free floor space 165cm x260cm

The work surface is 90cm high and 60 cm deep

Fridge freezer. The freezer is on the bottom and the fridge is on the top. The door opens to the right and split opening is 76cm high.

The electric cooker is housed within the base kitchen units. The door handle is 70cm high. The door opens downwards. The gas hob is directly above 90cm high.

There is an electric extractor fan. The switch is under the fan and is 113cm high.

There is a microwave on the worktop.

The sink is 90cm high.

The wall units are 121cm high to the handles.

The washer/dryer is under the work top.

The kitchen is lit with 7 spot lights.

The kitchen floor is wooden laminate.

Hallway

The hallway linking the kitchen/dinner to the wet room and bedroom. The floor is laminate and is 92cm wide. is 100cm wide.

Bedroom One Ground Floor

The door to the bedroom is left hinged with a handle 92cm high. The door width is 78cm

The light switch is on the right hand side of the door frame and is 110cm high.

There are two single beds. Beds have access underneath.

The bed height is 52cm to top of mattress.

Non feather duvets and pillows provided.

Sheets duvets covers and pillowcases are poly/ cotton.

The space to the left of bed one is 38cm

The space between bed one and two 100cm

The space to the right on bed two is nil. There is scoop to move the beds to gain access from both sides of both beds if required.

The largest clear space of doors and furniture is 280cm x185cm

Reading lamps are provided next to each bed on a bedside table, the bedside table is 60cm high.

There is a wardrobe, the handle is 96cm high.

There is a chest of draws, the height is 80cm

There is a dressing table which is 80cm high with mirror above. There is a stool which is 44cm high.

There is an armed seat in the bedroom

Ground Floor Wet room

The ground floor wet room is accessed from the hallway. The door handle is 95cm high. The door is hung to the left. .

The sink is wall hung and 80cm high. There is a mirror above, and overhead light/shower point which is 146cm high. There is a hand rail to the right of the sink which is 80cm high

The toilet is 39cm high. There is a pull down hand rail to the left of the toilet.

The glass shower panel is 72cm wide, leaving a clear space for entrance between the wall and glass panel of 88cm.

The shower is electric 130cm high on the wall. There is a hand rail on the wall opposite the shower which is 92cm high.

There is a fixed shower seat with no arms which is 61cm high.

The floor is tiled.

Stairs

The light switch at the foot of the stairs controls the lounge, stairs and first floor lounge.

The stair width is 66cm, 11 steps up turning on the fifth step. The height of each step is 20cm. There are 11 stairs. The handrail is to the right

At the top of the stairs is a light switch on the right operating the stairs, upstairs lounge.

First Floor Lounge

The lounge has two, two seater sofas 40cm high. There is a TV , DVD with remote control. The coffee table is 45cm high. There is a step to the double doors, opening onto outside railings. The door handle is 100cm high from the threshold.

Upstairs bedroom

Door 74cm wide x 195cm high - hinged on the left. The floor is wooden.

There is a double size wooden bed 130cm x 195cm with a mattress height of 55cm.

All bedding is poly/ cotton with non-feather pillows and quilt.

The space to the left of the bed is 130cm.

The space to the right of the bed is 105cm

The space to the end of the bed is 120cm

The main room light switch is to the right of the door and 110cm high.

There are two bedside lamps either side of the bed on bedside cabinets.

There is a wardrobe, and a chest of drawers.

There is a dressing table with mirror above and stool

Upstairs Bathroom

This is en-suite to the bedroom. The light switch is on the bedroom wall next to the door.

The door is 72cm wide and hinged to the left.

The toilet is 40cm high.

The sink height is 80cm.

There is a corner bath 60cm high.

The floor is wooden laminate.

Outside

The courtyard area outside is available for car parking. The cottage has its own garden which can be accessed directly through the cottage patio doors. There is a wooden picnic table, with a seating for four, the seats are 48cm high. The garden is grassed with a decking area. There is a rotary washing line.

Additional Information

A welcome information folder and a folder for all manufacturers' instruction leaflet and places of interest leaflets can be found in the downstairs tv unit.

Unfortunately with do not accept pets.

The premises are non-smoking.

Contact Information

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Hours of operation: Open all year