

## Access Statement for Rose Cottage

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe facilities and services that we offer to all our Guests/Visitors.

### Introduction

Rose Cottage is located at Eweleaze Farm approximately 200m from Tincleton Church towards Dorchester. The cottage is positioned adjacent to the drive and spacious parking is on the gravel area in front of the lake.

Rose Cottage sleeps up to 6 people and has 3 bedrooms and 2 bathrooms.

The cottage has been recently fully refurbished to a high standard and suits families/friends wishing to explore the area.

The property dates back to the early 17<sup>th</sup> Century and still have original features.

We look forward to welcoming you and if you have any queries or require any assistance, please telephone 01305 848391 or 848702 or e.mail [enquiries@dorsetholidaycottages.net](mailto:enquiries@dorsetholidaycottages.net)

### Pre-Arrival

Rose Cottage is located in the quiet village of Tincleton.

Please note: there are no buses but a taxi service from Dorchester can be arranged.

Nearest Rail station: Moreton – 3 miles,

We strongly recommend Visitors to have their own cars as the nearest shop/ baker/ butcher is at Puddletown 1.5 miles away.

On-line Grocery shopping via most major supermarkets including Waitrose and Tesco can be arranged prior to arrival. Please make sure someone is available to sign for deliveries.

The cottage address is not always recognized – please use 'Clyffe Farms Office, Eweleaze Farm, Tincleton, Dorchester, Dorset DT28QR which is located opposite the property.

### Key Collection

If the front door is locked, the key is located inside the porch on the top ledge on the left hand side. Arrival time after 3pm please.

### Car parking

Drop off parking is directly opposite the front door. This area is particularly useful for unloading bags/cases.

Alternatively there is ample parking available in front of the lake on the gravelled area, approximately 50 metres from the front door. Please park facing the lake or Tingleton Lodge wall.

The outside porch is well with motion sensor lighting at front door. Solar path lights.

### **Entrance to property**

Front door is 900mm wide – level access from the car parking area to the front porch.

There is a very small step approximately 90mm from the path into the front porch.

### **Hall/Stairs/Landing and Passageways**

The hall stairs and landing area well lit using a combination of ceiling lights. Due to the character of older buildings, the passageways are of no regular sizes but generally in excess of 800mm wide.

Both staircases have a door at the bottom of each stairwell which can be closed.

The stairs and hallways are fully carpeted with hand rails. The

staircase to the first floor has 13 steps.

The staircase to the second floor has 10 steps.

### **Sitting room/Lounge area**

The sitting room/lounge is situated on the ground floor with level entry from the main hall. The door opening into the Lounge is 850mm wide with a light switch/dimmer controls on the left hand side.

The room has 3 sofas and a large coffee table in the middle of the room.

A woodburner is positioned within the inglenook fireplace with complimentary coal and logs.

The flooring is a short pile carpet. Wall lights, as well as table lamps light the room. Digital television with remote control and DVD player and DVD library available.

### **Kitchen/Dining room**

The kitchen/dining room is situated on the Ground floor with level access from the hall area. The floor in the kitchen area is a natural flagstone flooring.

An aga cooker is used for cooking and heating. Microwave and grill also available.

Kitchen cabinets – handmade style with granite worksurfaces – 920mm high. Free-standing fridge/freezer.

Integrated dishwasher.

Kettle, toaster, cafetieres, Cutlery, glasses and crockery etc. – a large range of utensils available, all designed for catering up to 7 people.

Lighting – the kitchen is evenly lit with dimmable halogen spotlights in the room.

### **First Floor Rooms**

Two bedrooms on the first floor and 2 bathrooms, comprising:-

1 double bedrooms with en-suite shower room - shower, hand basin and w.c.

Second bedroom with 3 single beds.

Separate bathroom with freestanding bath, hand basin and w.c.

All bedrooms have natural daylight, bedside lamps and either central ceiling light, wall mounted lights or spotlights.

Luxury bed linen and superior quality mattresses.

Flooring - bedrooms and hall areas: short pile carpet throughout .

All bedrooms have the facility of Digital televisions.

### **Garden**

Secure large garden (measuring approximately 30m x 35m) with access to/ from the car parking area.

Level paved patio area with good quality garden furniture and garden benches.

Barbeque area.

Washing line.

### **Additional information**

Rose Cottage is located on a working farm with an abundance of wildlife on the doorstep.

Please note: The garden is secure with a garden gate, however, the Lake has open access with a level gravel path around the perimeter.

Nature Trail: There is a Nature Trail around the meadows and woodland area.

Mobile phone reception is generally good.

The nearest General Hospital with Accident and Emergency is Dorchester – 5 miles.

The nearest Doctors' surgery is Puddletown – 2 miles. Telephone: 01305 848333.

WiFi Internet Access included.

### **Link to Tincleton Lodge**

If Rose Cottage and Tincleton Lodge have been booked together as a sleep 16 there is ground floor access between the two properties. A 'link' will be opened up that enables access via a hallway approximately 4metres x 1.2m with a door either end. The hallway is accessed from the main entrance hall in Rose Cottage to the sitting room in Tincleton Lodge.

When the properties are booked independently a secure door prevents any access between the properties. Due to the nature of the thick walls in these period properties they are very private and one would not be aware that they are attached.

### **Contact information:-**

Address:- Rose Cottage, Eweleaze Farm, Tincleton, Dorchester, Dorset. DT2 8QR  
Tel: 01305 848391

E.mail: [enquiries@dorsetholidaycottages.net](mailto:enquiries@dorsetholidaycottages.net)

Contact name: Jane Coleman

Telephone number in case of emergency: 07900 854677