

Access Statement For Tincleton Lodge

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

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

Tincleton Lodge sleeps up to 10 people and has 5 bedrooms, one being on the ground floor with an en-suite wet/shower room. The Lodge has been recently fully refurbished to a high standard which suits 2 families, together with grandparents, larger parties or couples wishing to explore the area.

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

Pre-Arrival

The Lodge 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 in the cupboard 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 disabled persons and there is level access into the front porch.

There is ample parking available in front of the lake on the graveled area, approximately 50 metres from the front door. Please park facing the lake or the property.

The outside area and front door is well lit at night by motion sensor lights.

Entrance to property

Front door is 780mm wide – level access from the car parking area to the front porch.

There is a very small step approximately 50mm from the porch into the front hall – disabled ramp available for wheelchair users.

The entrance and outside area well lit by motion sensor lighting. The floor covering inside the entrance is a brushed coir matting.

Hall/Stairs/Landing and Passageways

The hall stairs and landing area well lit using a combination of ceiling and wall lights. Due to the character of older buildings, the passageways are of no regular sizes but generally in excess of 900mm wide.

The floor covering throughout the Lodge is a short pile carpet with rugs in lounge areas.

The staircase to the first floor has 10 steps. There is a hand rail on the right hand side.

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 880mm wide with a light switch on the left hand side positioned suitably for wheelchair users.

The room has a mixture of seating with sofas and lounge armchairs as well as a high back chair.

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

The flooring is a short pile carpet with rug. Wall lights, as well as table lamps and a standard lamp around the room.

Digital flat screen television with remote control.

Dining Room

The dining room is situated on the ground floor, level entry from both the hallway and the kitchen. The door opening from the hallway to the dining room is 800mm wide and is open plan through to the kitchen.

There is a further door on a level entry leading to the Ground floor twin bedded room and en-suite wet/shower room.

The dining room table is 210cm x 90cm and has a clear under space of 700mm for wheelchairs at one end. The table is positioned alongside a window seat capable of seating 4/5 people. Solid wooden chairs are situated around the table to accommodate 10 in total.

Lighting is natural daylight with wall lights.

Flooring is a short pile fitted carpet.

Kitchen

The kitchen is situated on the Ground floor with step-free gentle slope from the dining area. The floor in the kitchen area is a natural stone tile.

The kitchen cabinets are positioned with a central under counter oven and grill with electric hob above, 900mm above the floor. Integrated under counter fridge, freezer and dishwasher.

Height of worktops – 900mm.

For those requiring additional fridge storage space, there is an extra large fridge located in the outside store room.

Microwave, kettle, toaster, cafetieres, cutlery, crockery and glasses etc. – a large range of utensils available, all designed for catering up to 10 people.

Lighting – the kitchen is evenly lit with halogen spotlight above work surfaces.

First Floor Rooms

Four bedrooms on the first floor and 3 bathrooms, comprising:-

2 double bedrooms with en-suite bathrooms - bath, hand basin and w.c.

2 twin bedded rooms

Separate bathroom with freestanding bath, walk-in shower, hand basin and w.c.

All bedrooms are spacious with natural daylight, bedside lamps and either central ceiling light or wall mounted lights.

Luxury bed linen and superior quality mattresses.

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

All bedrooms have the facility of Digital televisions.

Ground Floor Bedroom

The ground floor twin bedded room has an en-suite wet/shower room suitable for disabled users set to a M3a disability standard.

Step-free/Level access throughout. One door leading to dining area. One door leading out to the terrace/garden area.

Door openings – 750mm wide (minimum).

A level entry/step-free Wet/Shower room with grab rails both horizontal and vertical.
Shower chair or stool available.

Toilet set off from the wall with grab rails 700mm high. Lever taps on the wash hand basin – 740mm high.

Non-slip tiled flooring.

Bedroom and Wet room – well lit with natural lighting and dimmable halogen spotlights. Two bedside lamps. Digital television and remote control.

Underfloor heating to both rooms.

Garden

Secure walled in garden with level access to/from ground floor bedroom and to/from the car parking area.

Level paved terrace with good quality garden furniture and garden benches.

Charcoal BBQ

A central grassed area approximately 15m x 5m. Herb garden.

Washing line.

Additional information

The Lodge is located on a working farm with an abundance of wildlife on the doorstep.

Please note: The back garden is walled-in and 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 Rose Cottage

If Rose Cottage and Tinkleton 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 Tinkleton 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:- Tinkleton Lodge, Eweleaze Farm, Tinkleton, Dorchester, Dorset. DT2 8QR

Tel: 01305 848391

E.mail: enquiries@dorsetholidaycottages.net

Contact name: Jane Coleman

Telephone number in case of emergency: 07900 854677