

# Access Statement for Compton Cottage Self Catering Unit

## Introduction

We have tried to provide as much information as possible in this statement, if you have any queries please do call or email. We can provide information in large print on request. We look forward to welcoming you.

This self-catering cottage is on two floors accessed from a reception hall then up/down a few stairs. It adjoins another self-catering cottage with which it shares the garden area and car park (see arrangement in photos on website).

**PLEASE NOTICE THAT THIS COTTAGE IS  
UNSUITED TO WHEELCHAIR USERS OR THOSE  
WITH VERY LIMITED MOBILITY.**

## Pre-Arrival

- We have a website: [www.patsonhill.co.uk](http://www.patsonhill.co.uk)  
which includes detailed directions on reaching the cottage.  
Our email address is: [info@patsonhill.co.uk](mailto:info@patsonhill.co.uk)  
(not for relaying of messages to/from cottage guests)  
Our telephone number is: 01935 812845  
Our postal address is: *(ours and the cottage)*  
Patson Hill, Patson Hill Lane,  
Marston Rd.  
Sherborne, Dorset, DT9 4SY
- The nearest bus stop is in Sherborne, 2 miles from the cottage. The nearest train station also is in Sherborne, 2.5 miles from the cottage. So, in both cases you will need a taxi available on Beaver Cabs Ltd.

The Station, South St. Sherborne – 01935 816620. There are normally accessible taxis at the train station entrance.

- Shopping can be delivered to the cottage prior to your arrival. You order it then let us know what time to expect it.  
<http://www.sainsburys.co.uk/home.htm> <http://www.tesco.com/>
- The nearest RADAR toilet to the rail station is approx 700 metres away in Digby Rd. Other RADAR toilets in Sherborne are at the Swan Yard toilets and the Culverhays car park near Sainsburys. There are none at or near the cottage.

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

- The cottage is on our farm property at the end of Patson Hill Lane approx 1/5 mile from the B3148 / Marston Road. Vehicles should continue past the our hamstone farmhouse along a bitumen drive from where the cottage will be seen opposite the rear of the house to the right. Carry on as far you can go past the adjoining cottage and park in the cottage car park behind.
- If arrival is in bad light, proximity sensor security lights will switch on illuminating the car park.
- The cottage car park is quite large suitable for several vehicles. The car park is laid to stone chippings and even, but gently sloping.
- To the right of the car park is a flight of 5 steps (each step 175mm height) leading to a path laid to stone chippings through the garden that takes you to the cottage. Distance about 35 metres. Solar lights provide some illumination along the path.
- Step off the path onto the patio and the cottage entrance door is straight ahead, lit by a proximity sensor light at night.

## **Main Entrance**

- Having entered, you will be standing in a reception hall. The light switch is to the right of the doorway. Access to all rooms is from here up a flight of 7 steps to the double bedroom and bathroom, and down a flight of 4 steps to the kitchen, dining, and sitting room. There are handrails both sides.

## **General**

Décor is lilywhite emulsion to walls and white gloss to timber surfaces. All windows and external doors are white UPVC double glazed. Flooring is light brown colour short pile carpet throughout (except bathroom and kitchen areas). Lighting is to ceilings with table lamps in bedroom and occasional lamps in the sitting room. There is excellent natural light.

- Mains outlets are 44cm high except in the Kitchen where they are above worktop level.
- Light switches are 120cm high.
- All internal doors are 80cm wide with handles 95cm high. All door handles are lever type.
- There are two mains rechargeable emergency torches which operate under battery power in the event of mains failure. These are located below the hall table and to the right of the bedside table in the bedroom.
- A mains wired smoke alarm is fitted to the kitchen and reception hall ceilings.
- A carbon monoxide detector is fitted to the kitchen ceiling.
- The heating thermostat is on the reception hall wall opposite the entrance door, mounted at 146cm high.
- UPVC windows are set into 22cm deep sills. The handles are all lever type with a push button lock release. The height above the floor of the handles of the side opening windows is 130cm.

## Open plan kitchen / dining / sitting room

Though this is essentially an open plan area there is a 1.1 metre high partition separating the kitchen from the sitting and dining area.

- **Kitchen** – Off the Reception Hall below the flight of 4 steps immediately to the left and right is the kitchen. The kitchen is equipped with a freezer, fridge, electric hob and oven, dishwasher, oil fired combination boiler, washing machine, drying machine, and storage cupboards all housed below a worktop. Above the worktop are wall mounted storage cupboards and on the worktop is food prep space plus a microwave, electric cordless kettle and toaster. Handles on drawer fronts are D type pull. Handles on cupboard doors are toggle type. Flooring is non-slip laminate.

**Equipment** – Single drainer sink fitted flush with worktop at 92cm height with rear mounted short lever taps. These may be unsuitable to those with limited dexterity. Sink has cupboards underneath. Also fitted to the worktop is a ceramic hob with conventional oven below. Door is drop down. There is a canopy extractor above the hob. Worktop depth is 60cm.

At least 150cm free space between all furniture and worktops.

*There is no separate laundry but there is a standard size washing and drying machine (both front loading) in the kitchen, as shown above.*

- **Dining area** includes a drop leaf circular table and two chairs. Clear height under table is 62cm. The table top height is 75cm. The chair seat height is 45cm.

Free space around table is adequate for a person with limited mobility. However the table and chairs are all moveable so other arrangements are possible.

- **Sitting area seating** consists of an L plan leather sofa with scatter cushions. The scatter cushions are filled with fire retardant material. The sofa cannot be moved from it's position. There is a low level occasional table, low level entertainment centre with TV & DVD/CD/Video player. All these units have conventional design remote handsets.

## **Bedroom**

At the top of the 7 stairs, go across the landing and carry on into the bedroom. This bedroom has a four-poster king size bed and an en suite. Be careful of the exposed roof beams running each side of the bed.

The bed is 152cm wide and the mattress height is 66cm.

Non feather duvets and pillows provided.

Sheets, duvet covers and pillow cases are cotton.

## **Ensuite**

With WC, bath with shower over, pedestal basin. Shower is accessed by stepping into the bath.

- 55cm height with moulded corner seat recess.
- Pedestal basin, 80cm height (no pipes or vanity unit below) with mirror, shelf, and light over (pull/pull switch on cord).
- WC with push button flush action. Toilet seat height 42cm. Space to left and right of seat is 30cm.
- Taps are horizontal lever type for ease of use.
- Flooring is non-slip laminate.

## **Outside**

Immediately outside the entrance door is a patio with outdoor furniture. Beyond the patio is the garden with maturing borders and lawn. Excellent rural views from the patio and garden. Children's sandpit, slide, swing ball etc. Mobile gas BBQ available.

Access to the garden is manageable with assistance for anyone of limited mobility. Depending on levels of mobility, walking is possible across the farm fields and a bridle path passes the cottage (unsuitable for wheelchairs). Further leisure facilities available in Sherborne and Yeovil.