

Access Statement for DAMERS COTTAGE

Introduction

The property is owned by Mrs Rosemary Hodder who lives next door, so if any guests require information or help, it is not far away. Damers is situated opposite the village green in East Chaldon, part of Chaldon Herring. It is an unspoilt haven with easy access to the bustle of the market towns of Weymouth, Dorchester, Wareham and Swanage and very near to Lulworth Cove.

Damers Cottage is part of a Grade II listed Dorset Farmhouse. Originally a semi-derelict barn, it was converted in the 1980s into a three-bedroom, two bathrooms, cottage, thatched with good height and beamy for Rosemary's mother. Once graded four stars by Visit Britain, the cottage makes a wonderful place for a family holiday as it is surprisingly roomy and light for a country cottage and it has a large grassed area for playing in as well as a patio leading from French doors.

Marketing and Booking

- We have our own websites: www.chaldonholidaycottages.co.uk and www.cottage-holidays-dorset.co.uk from which bookings and enquiries can be made via email, or phone. We can also be found on Independent Cottages and Simply Owners.
- Payment either online or by sending a cheque, but we do not take credit cards. Full directions for finding the property are sent to guests once full payment is received together with instructions on locating the key
- As indicated on our website, we have no shop, petrol station or ATM but we do have a church and public house, Sailors Return.
- Public transport in the village itself is non-existent. Taxis are available from Wool Railway Station, four miles away
- There is an ATM in Wool at the Post Office, which is open until about 10pm.
- Many of our guests order online for grocery delivery between 4-6pm and we are happy to look out for whichever supermarket chain you use.
- Otherwise, we have a village shop and post office in Winfrith Newburgh, a mile away. Heavier shopping can be done either in Dorchester, Weymouth or Wareham. Each is about eight miles away or about twenty minutes' drive from East Chaldon.

Arrival & Car Parking Facilities

- We ask that you arrive after 4pm and depart by 11am to allow for cleaning. We are, however, quite flexible if no other guests are arriving or departing on the same day. Please let us know if help is required with heavy suitcases.
- Entrance to Damers is two-fold - either from the front, having parked temporarily on the road outside (minor C road) or from the rear through the French windows, having parked at the side. The Parish Council has asked that the road be kept clear for farm vehicles but if you turn in at the west side of the property, there is enough parking for two cars one behind the other.
- To access the rear entrance, there are two steps 90x22cm leading down to the patio and French doors, which are each 57cm wide. Parking is about 9m away from the door.
- The patio also has a light activated by a sensor.
- Access from the front means stepping down 22cm through the front porch door some 2m away: 72cm wide with a 14cm step over into the porch and has a light inside.
- The front door, 82cm wide, is to the right and has a 22cm step into the hall.

Main Entrance

- The front entrance into Damers leads into the hall with stairs off to the immediate left; ahead is a door 78cm wide to the shower room and ahead on the left hand side a door 70cm wide leading to the lounge and kitchen.
- The light switches for the porch, hall and upstairs landing are on the wall on your immediate left hand side.
- The hall is spacious and flat with Karndean flooring and measures some 235x549cm.
- There is good colour contrast between the skirting board, doors & frames and walls.
- The doors to the cupboard and lounge have latch fittings, whilst the door to the shower room has a conventional handle and lock.
- There is a cupboard under the stairs containing cleaning/laundry tools, spare patio chairs, and fuse box. A Portable Appliance test has recently been carried out.
- The hall contains an upholstered armchair, former school desk and occasional table and fire extinguisher.
- The rear entrance leads directly into the lounge.

Stairs, Landing, Corridors:

- The stairs have thick carpeting with 3 steps before turning 10 steps up. Each step is 23cm deep, 17cm high and 75cm wide. There is a banister and hand rail to assist in climbing the stairs. A stairgate is available for parents of small children.
- At the top and to the left, the landing upstairs has a sloping ceiling but with sufficient height if kept to the left hand side - the total width is 130cm. This leads to the double bedroom on the left and further ahead the twin room.
- To the right at top of the landing leads to the bathroom, airing cupboard and single bedroom.
- The landing has thick carpeting and plenty of light, as well as foot lighting from two plugs.

Bedrooms:

- The double bedroom is about 435 x 404cm with a king size bed with cloth headboard, side table with lamp, dressing table with drawers and stand alone mirror, double wardrobe with shelving, a four drawer dressing table, an armchair and long mirror with lamp. Non feather duvet and pillows are provided. It is carpeted.
- The twin bedroom is about 295 x 546cm and has two standard single beds with cloth headboards, two side tables each with shelf and lamp, an armchair, narrow built-in wardrobe and chest of drawers with mirror above. It is carpeted. A travelling cot is stored here
- The single bedroom is T-shaped, about 135cm at narrowest point and 333cm long and has a god size built-in wardrobe, small chest of drawers with lamp and a long mirror hung on the wall. It is compact with laminate flooring and bedside rug. The high chair is stored here.

Sitting room and Kitchen:

- The sitting room is 478 x 549cm with one three-seater settee and four armchairs. For your entertainment, there is a television, video recorder, hi-fi and a selection of games and books kept in the twin bedroom. In addition, there is a coffee table plus a side table. There is an attractive but non-working fireplace in Purbeck stone. The whole area has now been covered with Karndean.

- The kitchen leads on from the lounge and is about 549 x 295cm. It is well equipped with catering utensils as well as having a dishwasher, washing machine, tumbler drier, fridge-freezer, microwave and two ovens. A table able to seat five is situated between the kitchen and sitting room. The flooring is Purbeck flagstone.

Bathrooms:

- There is a separate shower room leading off the hall. This is some 223cm square with a shower cubicle measuring 90 x 79cm, a toilet and wash hand basin. Flooring is also in Karndean.
- The upstairs bathroom is 186 x 210cm with standard size bath, basin with shelf and shaver overhead and toilet.

Grounds and Gardens

- Damers has a large garden, made up of a flat patio accessed from the lounge and a large flat grassed area with trees and shrubs accessed by a single step 24cm high.
- It is enclosed on three sides by natural hedging, whilst a small but steep riverlet abounds the north side. This is no more than a trickle in the summer but is a long way down but there is good vegetation to act as a deterrent.

Additional Information

COMMUNICATIONS:

- Damers does not have telephone facilities and mobile phone reception is difficult in the immediate area, Vodaphone and O2 being the best in the village and EE for the Lulworth area.
- There is a public telephone box taking card payment a stone's throw away just off the village green, and we would obviously be willing to take emergency calls.
- There is wi fi in the cottage and the WPA key is in the folder.

HEATING AND HOT WATER:

- Oil has to be our choice here. No gas in the village. The timer for the central heating is placed to the right of the boiler in the kitchen, and the thermostat is situated in the lounge to the left of the door leading from the hall. The timer is programmed for twice a day for water and in colder weather for heating. Guests may alter this to their liking. Each radiator has separate temperature controls.
- The boiler is serviced annually.

FIRE PRECAUTIONS:

- There is a battery operated smoke alarm in each bedroom and downstairs a fire extinguisher in the hall and fire blanket in the kitchen.
- Whilst there is a fireplace in the lounge, we are sorry to tell you that it smokes and we have yet to find and remedy the cause.
- Damers is a non-smoking establishment.
- Damers is pet free.

We welcome your feedback to help us continually improve if you have any comments please phone 01305 852205 or email info@cottage-holidays-dorset.co.uk

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