



# Access Statement

## The Lindens

**The Lindens** is an 8 bedroom luxury cottage which sleeps 16 + 2 in total.

It is located within the village of East Lulworth, just a 10 minute drive from the renowned Jurassic Coast. The area is popular for touring Dorset and enjoying the beautiful Purbeck Hills and Coast.

We have endeavoured to provide as much information as possible however if you have any queries, please call the Cottages team on 01929 400888.

### **Pre-Arrival**

- The cottage's webpage is <https://lulworth.com/stay/the-lindens/>
- Bookings and enquiries can be made via email, online or by telephone.
- The nearest train station is Wool.
- There are accessible taxis at both Wool and nearby Wareham train stations.
- Bus services passing through West Lulworth serve Weymouth and Poole.
- Wool is 3.7 miles from the cottage.
- The nearest year-round convenience store is The Spar in Wool.

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

There are six allocated parking spaces within a level gravel car park accessed straight from the main road. This will bring you to the main entrance of the property.

### **Main Entrance & Reception**

- The main entrance leads straight into the foyer.
- There is an outside entrance light although it needs to be switched on from inside.
- The main entrance door is 115 cm wide and the door hinges to the right.
- The Foyer is 335 cm x 570 cm.
- The Door leading into the hallway is 95 cm wide.

### **Hallway**

- A number of rooms can be access from the hallway, the narrowest part of the hallway is 70 cm (which is leading into the breakfast area from the dining room).

### **Cinema Room**

- Entrance door 80 cm and is hinged to the right.
- There is a projector on the ceiling which projects onto the wall and is controlled by a remote.
- There are 2 three seater sofas which can be made into 2x small double beds.
- The sofa seat height is 50 cm.

### **Drawing Room**

- The floor is hard wood.
- The double doors leading from the main foyer are 140 cm wide.
- There are 4 three-seater sofas (seat height is 50 cm) and 6 armchairs (seat height 49 cm).
- There is an open fire between 2 of the three-seater sofas and a TV on a mounted wall bracket at the far end of the room.
- There Are 4 freestanding lamps, 14 spotlights and 1 chandelier.
- There are double French doors leading out to the front patio area with a maximum width of 190 cm.
- The lounge is a substantial size sitting at 600 cm x 1000 cm.
- There is a door leading to the garden room which is 100 cm wide.

### **The Garden Room**

- The floor is wooden.
- There are 3 woven sofas with a height of 60 cm.
- There is a double French door leading to the patio outside with a maximum width of 105 cm.
- The largest open space is 300 cm by 60 cm.

### **Dining Room**

- The floor is hard wood flooring.
- The room has 10 spotlights and 2 additional lamps.
- The Door from the garden room is 95 cm wide with a step down.
- Between the table and the wall is a width of 80 cm.
- There is a dining table which seats 16 people, the table is 86 cm high.
- Chair seat height 50 cm.
- The table height is 70 cm.
- The second doorway leading to the hallway by the breakfast room is 85 cm wide with a step up.

### **Kitchen/Breakfast area**

- The doorway into the kitchen from the boot room is 70 cm wide.
- Worktop height 85 cm.

- The island height is 110 cm.
- Two oven doors are down-opening.
- Hob is 110 cm high and has 5 gas rings.
- Sink is fitted into the worktop at 90 cm high, it has cupboards built in underneath.
- There is a freestanding fridge freezer and integrated dishwasher.
- There is a microwave oven on the worktop surface.
- Flooring is tiled.
- The largest open space is 200 cm by 400 cm.
- There are 17 spotlights in the kitchen, 9 spotlights over the kitchen table and 10 spotlights in the breakfast room.
- There is a dining table which seats 14 people, the table is 84 cm high.
- Chair seat height is 50 cm.
- There is access to the front and back patio via the kitchen and breakfast room. Both sides have a double French door which are 110 cm wide.
- There is a 2 seater sofa and 1 arm chair located in breakfast area, the sofas are 50 cm high.

### **The Family Room**

- Door leading from the kitchen is 80 cm.
- There is a TV Unit which has a sky box and a log fire wood burner.
- There is 2 two seater sofas which are 45 cm high.
- There is a set of French doors which lead to the back patio which are 110 cm wide.
- The largest open space is 320 cm X 550 cm.
- The door leading into the hallway is 100 cm wide and has 1 step.

### **Utility Room**

- The floor is stone.
- The utility room door is 80 cm wide with one step up.
- The counter top is 100 cm high (this includes the sink).
- There is a fridge, washing machine, tumbler dryer and dishwasher.

### **Singular toilet**

- The toilet door is 80 cm wide.
- Toilet seat is 50 cm high.

### **Ground floor toilet**

- The entrance door is 80 cm and is hinged to the left.
- The sink is 90 cm high.
- The toilet seat is 50 cm high.

### **Staircase leading to first floor**

- 17 steps leading to the first floor.
- The stairs are 70 cm wide.

### **Bedrooms**

- There are eight bedrooms, all on the first floor.

- Feather duvets are provided in all bedrooms along with 1 x feather and 1 x microfibre pillow per bed space.
- Sheets, duvet covers and pillowcases are cotton.
- Floor covering in all bedrooms is carpet.

### **Lulworth Cove Bedroom**

- Entrance door is 84 cm wide, and is hinged to the left.
- 6' superking size bed.
- Bed height 65 cm from the floor to the top of the mattress.
- Largest space to the side of the bed is 80 cm.
- The largest open space within the bedroom is 220 cm by 440 cm.
- En suite Bathroom.
- Sink height 97 cm.
- Bath height 71 cm.
- Toilet seat height 50 cm.
- Walk in shower entrance 65 cm wide.
- Widest area in the room 230 cm by 260 cm.

### **Castle Room Master Bedroom**

- Entrance door is 80 cm wide, and is hinged to the left.
- 6' superking size bed.
- Bed height is 68 cm from the floor to the top of the mattress.
- Largest space to side of bed is 160 cm.
- Open space within the master bedroom is 670 cm by 314 cm.
- Dressing room Door 80 cm wide and hinges to the right.
- En-suite Door 80 cm.
- Bath height 70 cm.
- Twin Sink height 70 cm.
- Toilet seat height 55 cm.
- Shower width 120 cm.
- Largest area is 330 x 320 cm

### **Hallway**

- The hallway leads to various different rooms.
- The narrowest part of the hallway is 150 cm.
- There 4 steps from the master bedroom down to the rest of the bedrooms.

### **Bathroom 1**

- The toilet height is 50 cm.
- The sink height is 100 cm.
- Bath height is 65 cm.
- The walk-in shower entrance is 85 cm.
- Flooring is tiled.

### **Brandy Bay Bedroom**

- Entrance door is 80 cm wide and is hinged to the right.
- 6' superking size bed.
- Bed height 68 cm from the floor to the top of the mattress.
- Largest space to side of bed is 120 cm.
- Open space within the master bedroom is 345 cm by 280 cm.

### **Tyneham Bedroom**

- Entrance door is 80 cm wide and is hinged to the right.
- 6' superking size bed.
- Bed height is 68 cm from the floor to the top of the mattress.
- Largest space to side of bed is 80 cm.
- Open space within the master bedroom is 500 cm by 275 cm.

### **Kimmeridge Bedroom**

- Entrance door is 80 cm wide and is hinged to the right.
- 6' superking size bed.
- Bed height is 68 cm from the floor to the top of the mattress.
- Largest space to the side of bed is 130 cm.
- Open space within the master bedroom is 360 cm by 180 cm.

### **Warbarrow Bedroom**

- Entrance door is 80 cm wide and is hinged to the right.
- King size bed.
- Bed height 68 cm from the floor to the top of the mattress.
- Largest space to the side of bed is 140 cm.
- Open space within the bedroom is 160 cm by 285 cm.

### **Bathroom 2**

- The bathroom entrance is 88 cm wide.
- The bath is 72 cm high.
- The toilet seat is 50 cm high.
- The sink is 100 cm high.
- The shower entrance is 80 cm wide.
- The largest open area is 345 cm x 260 cm.

### **Smugglers Cove Bedroom**

- Entrance door is 80 cm wide and is hinged to the right.
- Twin Bedroom with 2 x 3" singles.
- Bed height 68 cm floor to top of mattress.
- Open space within the bedroom is 230 cm.

### **St Oswald Bedroom**

- Entrance door is 80 cm wide and is hinged to the right.
- King size bed.
- Bed height is 53 cm from the floor to the top of the mattress.

- Largest space to the side of the bed is 40 cm.

### **Bathroom 3**

- Entrance door is 80 cm wide and is hinged to the right.
- Shower entrance is 80 cm wide.
- Toilet seat is 50 cm high.
- Sink is 80 cm high.

### **Grounds and Gardens**

#### **Outside seating area & Swimming pool**

- The outside seating area has 20 seats.
- The largest free space on the patio is 930 cm X 620 cm.
- There is a gate which leads from the patio into the front garden, this is 130 cm wide.
- There are 15 steps from the patio to the pool, from here this then leads to various lands within the Lindens ground. This is all on a gradual slope.

### **Contact Information**

- Address: Durdle Door Holiday Park, West Lulworth, Dorset BH20 5PU
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- Email: cottages@lulworth.com