



Access Statement

Cove Cottage

Cove Cottage is a three bedroom thatched property which sleeps 6 plus baby. It is located at Lulworth Cove near to the village of West Lulworth, just a few hundred yards from the Cove itself. 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/cove-cottage/>
- 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 6 miles from the cottage.
- There is a seasonal Londis store 0.4 miles away, and a seasonal grocery shop within 5 minutes drive, at Durdle Door Holiday Park. The nearest year-round convenience store is The Spar in Wool

Arrival & Car Parking Facilities

There are two allocated parking spaces within a level gravel/track car park accessible via an access road leading off from the main road at Lulworth Cove. The spaces are opposite the cottage. There is a gate into the front garden of the cottage (pedestrian gate 96cm wide), here is where the main entrance is. The garden itself is grass and features a cobble path to the front door. At its narrowest point it is 38cm wide.

Main Entrance & Reception

- The main entrance goes straight into the dining room
- There is an outside entrance light although it needs to be switched on from inside
- The front doorway hinges to the right, it is a bifold door and can be opened fully if required to 89cm
- The access to Living Room 1 is on the right of the dining room through a doorway measuring 73cm

Dining Room (within main entrance room)

- The floor in the dining room is flagstone flooring.
- The room has 3 central pendant lights and one standard lamp.
- Largest clear space is 399cm by 170cm
- There is a dining table which seats 6 people, table is 76cm high
- Chair seat height 89cm
- A doorway 75cm wide and hinged to the right leads to Living Room 1 on the left and ahead up 2 steps to the boot room, kitchen, utility and stairs to the first floor

Living Room 1

- The doorway is 70cm wide and hinged to the right
- The flooring is hard wood with a large rug on top.
- There is a three seater sofa and one armchair.
- Sofa seat height is 38cm and the chair is 43cm high
- There is one ceiling light, one standard lamp and one floor lamp
- The largest open space is 150 x 250cm

Living room 1 leads through a doorway 70cm wide and hinged to the right into a small hallway. This measures 70cm wide and 80cm long to Living room 2 with a single spotlight above.

Living Room 2

- The doorway is 70cm wide and hinged to the left
- The flooring is hard wood with a large rug on top
- There are two three seater sofas and one armchair
- Sofa seat height is 43cm and the chair is 43cm high
- The lounge is equipped with a television, DVD player and a freeview box, all operated by remote control.
- There is one ceiling light and three standard lamps
- The largest open space is 130 x 130cm

Boot Room

- Accessed from the dining area up 2 tiled steps 89cm wide x 20cm high x 32cm deep to a landing area 85 x 130cm
- The doorway is on the left and is 70cm wide and hinged to the left
- The floor is flagstone
- Inside is shelving, patio seat pads and parasol, high chair and travel cot, Hoover and mop and bucket
- The largest free space measures 70 x 70cm

Self-Catering Kitchen

- Accessed up 4 wooden steps from the boot room landing area. The steps are 89cm wide x 20cm high x 28cm deep, and the landing area by the kitchen is 80 x 90cm
- The doorway into the kitchen is 64cm wide
- Worktop height 92cm
- One oven door is down-opening and the other door is left-opening
- Hob is 90cm high and electric
- Sink is fitted in worktop 92cm high, with cupboards underneath
- There is a freestanding fridge/freezer and an integrated dishwasher
- There is a microwave oven on the worktop surface
- Flooring is tiled
- The largest open space is 260 x 110cm
- There is access to the back garden via the kitchen. The door is 83cm wide and there is a step up to the garden level over a threshold. The step is 95cm wide x 18cm high x 36cm deep

Utility Room

- This is accessed up 8 steps off the kitchen landing area, the steps are 82cm wide x 18cm high x 24cm deep
- The doorway measures 67cm wide and is hinged to the left
- Inside is a boiler and washing machine, with coat hooks on the wall

Bathrooms

First Floor Bathroom 1

- Accessed from the boot room landing right up 6 steps to a small square landing area 70 x 75cm. The steps are 77cm wide x 23cm high x 25cm deep
- The doorway is ahead up a further 6 steps from the first small landing area, these steps curl round to the left and are narrow at the left side at 5cm deep and at the widest point to the right, 36cm deep and 23cm high
- Bathroom doorway is 77cm wide, and hinged to the left

- Bath is standard size, the side of the bath is 55cm high
- Bath with power shower over
- The toilet is 42cm tall
- The sink is 100cm high
- The largest free space is 300cm x 176cm
- Flooring is tiled

First floor bathroom 2

- Accessible from the larger landing area and on the left, up 2 steps from this landing area to the doorway 73cm wide and hinged to the left
- Bathroom doorway is 73cm wide and assessed from behind the first doorway
- Free space in bathroom clear of doors and furniture is 85 x 95cm
- Washbasin is pedestal type and basin edge is 100cm from floor
- Flooring is tiled
- Toilet height is 42cm
- Shower cubicle with power shower measuring 70 x 70cm with a door 57cm wide and hinged to the right

Bedrooms and Main Landing

- There are three Bedrooms, all on the first floor
- These are accessed from the boot room landing up 6 steps to a small square landing area 70 x 75cm. The steps are 77cm wide x 23cm high x 25cm deep. Turn right up 2 more steps 60cm wide x 23cm high x 23cm deep to the main landing area where all 3 bedrooms can be accessed
- Main landing is 310 x 90cm of free space
- 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 - left is rug and floor boards, bedroom middle and right is carpet

Master Bedroom (right)

- Accessed from the main landing
- Upstairs bedroom
- Entrance door 80cm wide, hinged to the right
- 6' superking size bed
- Bed height 61cm floor to top of mattress.
- Largest space to the side of the bed by the window is 66 x 160cm. the other side is 60 x 160cm
- There is a 2 seater sofa with a seat height of 48cm
- Open space within the master bedroom at the end of the bed is 66 x 330cm and in the room itself is 155 x 160cm

Second bedroom (middle)

- Accessed from the main landing

- Upstairs bedroom
- Entrance door 73cm wide, hinged to the right
- 6' superking size bed which can be split to two 3' singles
- Bed height 66cm floor to top of mattress.
- Largest space to side of bed by the window is 40 x 160cm
- Open space within the bedroom on the other side of the bed is 70 x 160cm
- There is a single chair with a seat height of 47cm

Third bedroom (left)

- Accessed from the main landing up 2 steps and through a doorway 73cm wide
- Upstairs bedroom
- 6' superking size bed which can be split to two 3' singles
- Entrance door 70cm wide, hinged to the left
- Bed height 57cm floor to top of mattress.
- Largest space to side of bed nearest the window is 60 x 200cm
- Open space within the bedroom is 130 x 200cm
- There is a single chair with a seat height of 52cm

Grounds and Gardens

Back Garden

- From the back door there is a small patio area measuring 310 x 220cm
- There are 6 steps up to a larger patio area measuring 310cm x 500cm, a table measuring 76cm high with 6 chairs and a seat height of 43cm. The steps are of variable sizes and a mixture of stone, brick, slab and concrete
- The rear garden is also assessable via the left side of the front garden up 5 stone steps of variable sizes and a mixture of stone, brick, slab and concrete. A grassed walkway leads through a 5 bar farmers gate and to the right is a wooden gate 87cm wide

Front Garden

- There is a pedestrian gate into the front garden of the cottage 96cm wide, here is where the main entrance is
- The garden itself is laid mainly to lawn with flower borders surrounding and is 760 x 740cm at its widest point of free space
- A cobble path leads to the front door and is 38cm wide at its narrowest point
- There is a table measuring 76cm high with 6 chairs and a seat height of 46cm

Contact Information

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