



# Access Statement

## Spring Cottage

**Spring Cottage** is a two bedroom cottage which sleeps 4 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/spring-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 125cm wide), here is where the main entrance is. The garden itself is grass, and features paving slabs creating a path to the front door and exterior porch. At its narrowest point it is 90cm wide.

## **Main Entrance & Reception**

- The main entrance is under a porch, and into the entrance hall.
- There is an outside entrance light although it needs be switched on from inside.
- The doorway is 75cm wide and the door hinges to the right.
- The entrance hall is 175cm x 84cm
- You can turn immediately left into the dining room through a doorway 79cm wide with door hinged to the left.
- The staircase is to the front of the entrance hall. There are 12 carpeted stairs 62cm wide 19cm high and 21cm deep leading to the first floor which is all hard wood flooring.
- You can turn immediately right into the living room through a doorway 75cm wide with the door hinged to the right. There is one step which is 5cm high.

## **Dining Room**

- The floor in the dining room is hard wood flooring with a large rug.
- The room has one central pendant light and one standard lamp.
- Largest clear space is 230cm by 160cm
- There is a dining table which seats 4 people, table is 75cm high
- Chair seat height 45cm
- There is a patio door leading out to the front garden. They are double doors with a maximum width of 98cm.

## **Living Room**

- The flooring is hard wood with a large rug on top.
- There is 1 two-seater sofa and 2 armchairs.
- Sofa seat height is 42cm
- Armchair 1 has a seat height of 43cm, and armchair 2 has a seat height of 47cm
- The lounge is equipped with a television and a freeview box, all operated by remote control.
- There is one pendant light, one standard lamp and 1 wall light.
- There is a patio door leading out onto the front garden. They are double doors with a maximum width of 98cm
- The largest open space is 150 x 120cm
- There is a doorway leading to the kitchen from the living room. There are 2 steps to the kitchen, 16cm high and 25cm deep
- A log burner is available for use in the chimney alcove

## **Self-Catering Kitchen**

- The doorway into the kitchen is 71cm wide, the door hinges to the left
- Worktop height 94cm
- The oven door is down-opening.
- Hob is 94cm high and electric.
- Sink is fitted in worktop 94cm high, with cupboards underneath.
- There is a fridge freezer and a dishwasher.
- There is a microwave oven on the worktop surface.
- There is a table and 3 chairs. The table height is 75cm. The chair seat height is 46cm.
- Flooring is tiled
- The largest open space is 310 x 83cm

## **Bathrooms**

### **Main Bathroom**

- Entrance door 75cm hinged to the right
- Free space in bathroom clear of doors and furniture 140 x 84cm
- Bath is standard size. The side of the bath is 65 cm high
- Bath with integrated flexible shower hose and bath taps.
- Washbasin is pedestal type and basin edge is 86cm from floor
- Flooring is tiled
- Toilet height is 49cm
- There are 4 spotlights and a wall light over a mirror
- It has a heated towel rail

### **Master bedroom Ensuite Bathroom**

- The doorway is via the master bedroom. It is 71cm wide and hinges to the left.
- There is one step 4cm high
- The toilet height is 49cm
- The sink is 84cm high
- The largest free space is 70 x 68cm
- The shower has a sliding door that opens to 49cm wide. The shower is 120 x 72cm
- There are 3 spotlights
- Flooring is tiled
- It has a heated towel rail

## **Bedrooms**

- There are 2 Bedrooms 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.

### **Master Bedroom**

- Upstairs bedroom, accessed via upstairs corridor, narrowest point is 51cm wide
- There is one pendant light, 2 wall lights and 1 standard lamp
- Entrance door 70cm wide, hinged to the left
- 5' king size bed
- Bed height 62cm floor to top of mattress.
- Largest space to side of bed is 40cm
- Open space within the master bedroom is 265 x 96cm

### **Second bedroom**

- Upstairs bedroom to the right of the stairs
- One pendant light, 2 standard lamps, 1 spotlight
- Entrance door 75cm wide, hinged to the right
- Two 3' single size beds
- Bed height 55cm floor to top of mattress.
- Largest space to side of bed 1 is 120cm.
- Largest space to side of bed 2 is 150cm.
- Open space within the bedroom is 175 x 147cm

### **Grounds and Gardens**

#### **Utility Room**

- To the left side of the property, there is a utility room.
- There is a mop and bucket, washing machine and tumble dryer
- There is a threshold 9cm high through the doorway which is 60cm wide. The door hinges to the left
- There is a wall light

#### **Front Garden**

- There is a gate into the front garden of the cottage (pedestrian gate 125cm wide), here is where the main entrance is. The garden itself is grass, and features a bordering flower bed. It has a paved path to the front door, at its narrowest point it is 90cm wide.
- The lawned area is triangular in shape and 800cm long and 550cm at its widest point
- A patio table 75cm high with 4 chairs 42cm high
- There is a covered porch area of 130cm wide running the width of the front of the property

### **Contact Information**

- Address: Durdle Door Holiday Park, West Lulworth, Dorset BH20 5PU
- Telephone: 01929 400888
- Email: cottages@lulworth.com

