



# 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
- The floor is hard wood
- There is an outside entrance light although it needs to be switched on from inside
- The main entrance door is 110 cm wide and the door hinges to the right, there is a 9cm high threshold
- The Foyer is 335 cm x 570 cm
- The Door leading into the hallway is 88 cm wide

- There is 1 pendant light

### **Cinema Room**

- Located off the main entrance area
- The floor is hard wood
- 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.
- It has 8 spotlights and 3 table lamps

### **Drawing Room**

- Located off the main entrance area
- The floor is hard wood.
- The double doors leading from the main foyer are 133 cm wide.
- There are 4 three-seater sofas (seat height is 50 cm) and 6 armchairs (seat height 44 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 88 cm wide.

### **Hallway**

- The floor is hard wood
- A number of rooms can be accessed from the hallway, the narrowest part of the hallway is 70 cm (which is leading into the breakfast area from the dining room).
- There are 12 spotlights through the hallway

### **Pantry**

- Accessed from the main hallway through a 86cm wide doorway hinged left or from the kitchen
- The floor is flagstone
- Narrowest point is 77cm
- There are 5 spotlights
- Leads through to a kitchen doorway 70cm wide, hinged left
- It has an exterior door to the outside 76cm wide and hinged right with a 3cm threshold step

### **The Garden Room**

- The floor is hard wood
- There are 3 woven sofas with a height of 40 cm.

- There is a double French door leading to the patio outside with a maximum width of 155 cm.
- The largest open space is 300 cm by 60 cm.
- It has 6 spotlights

### **Dining Room**

- The floor is hard wood flooring.
- The room has 10 spotlights and 2 additional lamps.
- The door from the garden room is 88 cm wide, hinged left and with a step down 16cm high
- Between the table and the wall is a width of 80 cm.
- There is a dining table which seats 16 people, the table is 74 cm high.
- Chair seat height 50 cm.
- The second doorway leading to the hallway by the breakfast room is 72 cm wide with a step up 18cm high

### **Kitchen/Breakfast area**

- There are 3 doorway into the kitchen (from the end of the hallway 70cm wide and hinged left, from the mid hallway 70cm wide and hinged left, and from the pantry area 70cm wide and hinged left)
- The floor is flagstone
- Worktop height 90 cm.
- The island height is 90 cm.
- Two oven doors are down-opening.
- Hob is 110 cm high and has 5 gas rings.
- Sink is fitted into the worktop at 87 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.
- 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 plus 2 table lamps
- There is a dining table which seats 14 people, the table is 78 cm high.
- Chair seat height is 45 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 115 cm wide with a threshold step 9cm high
- There is a 2 seater sofa and 1 arm chair located in breakfast area, the sofas are 46 cm high.

### **The Family Room**

- Door leading from the kitchen is 76 cm wide and hinged left, there is a 7cm high step
- There is a TV Unit which has a sky box and a log fire wood burner.
- There is 2 two seater sofas which are 50 cm high.

- There is a set of French doors which lead to the back patio which are 115 cm wide with a 9cm high threshold step
- The largest open space is 320 cm X 550 cm
- The door leading into the second flagstone pantry hallway is 89 cm wide and has 1 step that is 10cm high

### **Utility Room**

- The floor is flagstone.
- The utility room door is 70 cm wide with one step 12cm high
- The counter top is 92 cm high (this includes the sink)
- There is a fridge, washing machine, tumbler dryer and dishwasher
- It has 4 spotlights

### **Singular toilet**

- The toilet door is 67 cm wide and hinged right
- Toilet seat is 43 cm high
- It has flagstone flooring

### **Ground floor toilet**

- The entrance door is 76 cm and is hinged to the right
- The sink is 90 cm high
- The toilet seat is 50 cm high
- It has flagstone flooring

### **1<sup>st</sup> Staircase leading to first floor**

- 17 wooden steps leading to the first floor
- The stairs are 80 cm wide and 19cm high

### **2<sup>nd</sup> Staircase leading to first floor**

- 14 carpeted steps leading to the first floor
- The stairs are 90 cm wide at their narrowest point and 19cm high

### **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 78 cm wide, and is hinged to the left
- 6' superking size bed
- There is 1 pendant light and 2 table lamps
- 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 with a door 76cm wide and hinged left

- Sink height 94 cm.
- Bath height 65 cm.
- Toilet seat height 43 cm.
- Walk in shower entrance 62 cm wide with an area 133cm x 115cm
- Widest area in the bathroom 230 cm by 260 cm
- It has 5 spotlights and 2 wall lights

### **Castle Room Master Bedroom**

- Entrance door is 78 cm wide, and is hinged to the left
- 6' superking size bed
- Bed height is 65 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 72 cm wide and hinges to the right
- En-suite Door 77 cm and hinged right
- Bath height 65 cm.
- Twin Sink height 98 cm.
- Toilet seat height 43 cm.
- Shower area 116cm x 270cm
- Largest area is 330 x 320 cm
- It has 2 wall lights and 8 spotlights

### **Landing**

- The landing leads to various different rooms.
- The narrowest part of the hallway is 100 cm.
- There 4 steps from the master bedroom down to the rest of the bedrooms, these are 97cm wide and 19cm high
- There are 5 pendant lights

### **Bathroom 1**

- The doorway is 80cm wide and hinged to the left
- The toilet height is 43 cm
- The sink height is 98 cm
- Bath height is 65 cm
- The walk-in shower entrance is 80 cm and has a floor area 120 x 275cm
- Flooring is tiled
- It has 8 spot light and 2 wall lights

### **Brandy Bay Bedroom**

- Entrance door is 80 cm wide and is hinged to the right
- 6' superking size bed
- Bed height 65 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
- It has 1 pendant light and 2 table lamps

### **Tyneham Bedroom**

- Entrance door is 80 cm wide and is hinged to the right
- 6' superking size bed
- Bed height is 65 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
- It has 1 pendant light and 2 table lamps

### **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
- It has 1 pendant light and 2 table lamps

### **Warbarrow Bedroom**

- Entrance door is 80 cm wide and is hinged to the right
- King size bed
- Bed height 65 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
- It has 1 pendant light and 2 table lamps

### **Bathroom 2**

- The bathroom entrance is 80 cm wide and hinged right
- The bath is 65 cm high
- The toilet seat is 43 cm high
- The sink is 100 cm high
- The shower entrance is 76 cm wide and has an area 100cm x 190cm
- The largest open area is 345 cm x 260 cm
- It has 8 spotlights and 2 wall lights

### **Smugglers Cove Bedroom**

- Entrance door is 70 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
- It has 1 pendant light and 2 table lamps

### **St Oswald Bedroom**

- Entrance door is 70 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
- It has 1 pendant light and 2 table lamps

### **Bathroom 3**

- Entrance door is 80 cm wide and is hinged to the right
- Shower entrance is 77 cm wide and has an area 110cm x 77cm
- Toilet seat is 45 cm high
- Sink is 83 cm high
- It has 4 spotlights and 1 wall light

### **Grounds and Gardens**

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

- The outside seating area has 20 metal seats 46 cm high, and 2 metal tables 76cm high that can be pushed together or left separate
- The largest free space on the patio is 930 cm X 620 cm
- The patio is paved and has uneven areas
- There is a gate which leads from the patio into the front garden, this is 130 cm wide
- There are 15 steps 18cm high 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

#### **Front garden**

- Mainly laid to lawn with a paved area running the width of the house which has uneven areas
- There are 2 tables 74cm with 4 metal chairs with a seat height of 44cm
- There are 2 wooden chairs and a wooden bench, both with a seat height of 39cm
- There is lastly a curved wicker seat with a seat height of 37cm high, this will seat approximately 6 – 8 people and a glass top wicker table 49cm high

### **Contact Information**

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