

Access Statement for Wissett Cottage, Corfe Castle.

Background and Transport Links:

Wissett Cottage is a 17th Century grade II listed stone cottage conveniently situated near the centre of Corfe Castle village. The main approaches to the cottage are on the A351 via Wareham (where there is a mainline railway station) or across the Sandbanks Ferry from Poole or Bournemouth via Swanage. Ferries run three times an hour each way and the crossing takes about 5mins.

Both Swanage and Wareham are each 5 miles away. Wareham has links to the national rail network, including a direct service to London. Both Swanage and Wareham can be reached via the number 40 bus, which runs hourly and is linked to the railway timetable. The cottage is close to the bus stops. There are four pubs, a village store, bakery, post office and doctor's surgery all within a few minutes walk.

Pre-Arrival and Car Parking:

Our front door is accessed via a driveway, which is shared with two other cottages situated behind Wissett Cottage. Access to these properties must be maintained at all times and vehicles should be parked, either within a lockable double garage on the opposite side of the drive to the cottage, or immediately in front of the right hand side of the garage which is within 10 metres of the cottage entrance porch. The left hand pair of garage doors opens to allow covered parking for one vehicle (although larger vehicles will need to fold their wing mirrors in or indeed may be too wide to pass through the doors). The right hand pair of doors are fixed shut and uncovered parking is therefore also available in front of these (i.e. next to the front retaining wall) without restricting access to the drive. The right hand side of the garage is given over to storage and guests may store bikes/ surfboards / topboxes etc here. The garage is 8 - 10 metres from the cottage entrance across the shared drive. The surface is level but partly made up of flagstones, which are a little uneven in places.

Entrance Porch, Front Door and Hall:

There is level access (no steps) to the front door and into the hall via an open porch. The porch entrance (102cm wide) is at a right angle to the front door. The front door is 64 cm wide. The hall floor is made of flagstones and is a little uneven in places. The hall ceiling is low at 6'2".

Downstairs Rooms: Sitting Room, Dining Room, and Kitchen.

The downstairs rooms are all on one level with no steps between them. To the left of the hall is the lounge. Door width from hall is 78cm. The lounge is carpeted, spacious and has two large sofas and an armchair, which are all easily accessible. The lounge ceiling is low at 6'5". To the right of the hall is the dining room. Door width from hall is 78cm. The room is carpeted and the large dining suite is set to one side allowing an easy walk through to the kitchen. Door width from the dining room into the kitchen is 78cm. The kitchen floor is tiled. Plates and cups are stored in the upper units, the sink, hob and microwave are worktop height. Units below the sink are fitted with doors.

Stairs and Landing:

The stairs – which are carpeted - were probably built in the early 20th Century and are more typical of those usually found in a modern house than a 17th Century cottage. They are 88cm wide at the bottom (narrowing to 82cm at the top) and have a banister rail to one side and wall mounted rail to the other. The staircase (comprising 13 steps each 15cm high) bends to the left for the top three stairs. The landing is carpeted and has a small step (3") in addition to the main staircase.

Upstairs Rooms: Bedrooms, Bathroom, WC:

- None of the rooms are en-suite
- There are built in wardrobes and a chest of drawers in both bedrooms.

All pillows are filled with synthetic material. The duvet in the double bedroom has a feather filling but an alternative synthetic duvet is available if required by prior arrangement. Duvets in the triple room are filled with synthetic material. The double bedroom has a king size bed and there is good all round access. The ceilings slope into the eaves and there are exposed beams on which it is possible to bump your head so care is needed, particularly by the rear dormer window. The floor is carpeted and slopes a little towards the front of the room. Door width from the landing is 68cm. There is adequate room to set up a travel cot (1 provided) either side of the bed. The triple bedroom is carpeted and has a standard double and standard single bed. Space to walk round the double bed is limited on the window side of the room. Here the ceiling slopes into the eaves and there is a large beam (on which it is possible to bump your head) and so headroom and access to that side of the bed is limited. Door width from the landing is 68cm. The bathroom (door width 70cm) has a toilet (with some side access), hand basin and standard bath over which is a pumped shower and shower curtain. The floor covering is ceramic tiles. There is a separate WC (no hand basin) on the first floor. This has a low sloping ceiling. The toilet can only be accessed from the front and space around it is very limited (door width 52cm, width of room 77cm). There is no WC on the ground floor.

Outdoor Facilities:

The rear courtyard is reached via a door from the kitchen (small step over door cill). The courtyard is level and paved with flagstones, which are a little uneven in places. Adjacent to our front parking area is a pretty garden, which belongs to the neighbouring cottage. Guests therefore have no access to this.

Additional Information

- There are three (hall, landing, and loft space) mains powered, linked smoke alarms fitted.
- There are fire extinguishers in the kitchen, hall and on the landing. There is also a fire blanket in the kitchen.
- Guests are asked to familiarise themselves with the fire assessment in the cottage welcome pack and to note that barbeques and smoking are strictly forbidden due to the proximity of the thatch.