

**Access Statement for Higher Holcombe Farm Cottage, Holcombe Lane, Uplyme,
Lyme Regis, Dorset. DT7 3SN**

Introduction

Higher Holcombe Farm Cottage is a self-catering cottage sleeping up to 6 people in a quiet, rural location 1½ miles from Lyme Regis on the coast and 4 miles from Axminster. The cottage was built circa 1760 as an annexe to the main farmhouse and has many original features, including an inglenook fireplace, a staircase with a door at the bottom, sash windows and a large chimney breast running up through the centre of the cottage and into the bedroom above. It has been awarded 4 stars by Visit Britain.

The cottage is decorated mostly in white and cream colours for the walls and flooring, apart from a pastel green in one twin bedroom. The furnishings are in complementary colours such as duck-egg blue and yellow. The cottage has been tastefully renovated to allow as much light and space into the rooms as possible.

There is a patio to the rear, leading off the kitchen, with a garden table, chairs and a parasol so that guests can sit out in a private, sunny space. A gas barbeque is provided during the summer months. There is parking for several cars at the front. A passageway with two small and then three average-size steps connects the car-parking area to the rear patio.

Pets are welcome by prior arrangement; therefore guests with severe pet-hair allergies should be aware of this. The cottage is a non-smoking establishment.

Pre-Arrival

Details of accommodation are available on our website (www.higherholcombe.co.uk) which also gives information about public transport and local services and how to contact us by phone or e-mail. Bookings can be made online or by phone. Directions and a map are also available from the website.

The nearest railway station is at Axminster (4 miles). There is a regular bus service from the station to the village of Uplyme. A current bus timetable is in the cottage. If guests have any questions pre-arrival, they can phone the owners direct who are always happy to help.

Arrival & Car Parking Facilities

Guests are greeted personally by the owners, given the keys and a guided tour of the cottage. Any problems during their stay can be resolved very quickly as the owners are literally next door.

There is a gate at the bottom of the drive to ensure safety for the farm animals and visitors' dogs. A concrete drive leads to a large, slightly sloping concrete parking area in front of the cottage which is shared by the owners. There is space for at least 9 cars. It is possible to park directly in front of the cottage to unload the car. Sensory lighting is provided in the car-parking area for visitors at night-time.

There are 3 quite steep steps leading up to the front door. Alternatively, visitors can use the back door but there are also steps to reach this (2 small steps at the side of the cottage, 3 steps at the end of a passageway and 2 steps down into the passage by the back door). None of these steps have handrails.

Main Entrance

The main entrance is to the left of the farmhouse entrance at the front of the property, accessed by three quite steep stone steps. The glazed front door leads directly into the lounge. There is a doormat just inside the door. The lightswitch is immediately inside the front door on the right.

Hall, Stairs, Landing, etc

The front entrance leads directly into the lounge which is carpeted. There is a door at the bottom of the stairs, which are also carpeted. The stairs are quite steep and there is a handrail on the left. A split-level landing connects the bedrooms and the bathroom with 2 steps down to the lower level.

The kitchen, where dogs can sleep, has a stable door so that visitors can easily keep an eye on them without having them in the lounge. A dogbowl is provided for water. The airing cupboard is situated between the kitchen and the downstairs bathroom and houses the hot water tank. This is on an automatic timer set for

Economy 7 (at night). The vacuum cleaner is also kept in here. The ironing board, mop and long-handled brush are stored behind the door into the kitchen.

The lounge, stairs, landing, upstairs shower-room and bedrooms have fully-fitted carpets throughout. There is a smoke alarm on the ceiling above the landing and a wall-mounted fire-extinguisher. The switch for the electric shower is on the wall outside the bathroom to the right.

Sitting room

The sitting room is naturally lit by a large, sash window and the glazed front door. It is heated by a central heating radiator and a woodburning stove. Logs, paper and tinder are provided free of charge from October to April. A fire guard, fire tongs and basket are provided. There are two comfortable sofas (one three-seater and one two-seater), a footstool, and a chair. The window and glazed door have fully-lined curtains and the floor has a fitted carpet. Other items of furniture include a wooden coffee table, a side table, a cupboard containing books, games, DVDs, leaflets of local attractions and a box file with manuals for all the appliances in the cottage. On the coffee table upon arrival is a welcome folder containing comprehensive information about the cottage, emergency contacts and detailed information about things to do and see in the area. There is a large, colour digital TV and DVD player and a CD player with radio.

The lounge is connected to the kitchen by a stable door (all on the same level). There is a bathroom and WC off the kitchen (also on the same level). A door from the kitchen leads to a patio area outside which can be made secure for dogs. 2 small steps connect the entrance to the back door to the patio.

Laundry

A full-size washing machine is situated in the kitchen under the worktop. There is a large, expanding clothes airer in the kitchen and a washing line with pegs outside on the patio. An indoor washing line is in the downstairs bathroom over the bath, fixed to the wall. The iron is in the airing cupboard and the ironing board is behind the kitchen door.

Bedrooms

There are central heating radiators in all the rooms.

The double bedroom has a sloping ceiling with quite restricted headroom over the bed itself. There is a window overlooking the patio with a view to the hills beyond. There are bedside tables either side of the 4'6" pine bed, a pine dressing table with a lamp, a large, stripped-pine chest of drawers and a pine wardrobe. Lighting is by an overhead light, two bedside lights and a light on the dresser.

The two twin bedrooms look out over the front of the cottage onto the car-parking area and some attractive flowerbeds. They are lit by a large sash window, an overhead light and bedside lights. Both bedrooms have a pine chest of drawers, a bedside table and a chair. One bedroom also houses the cot and high chair.

All bedrooms have good quality duvets, bedlinen, quilted mattress covers and pillow protectors and comfortable mattresses. There is a mix of feather and non-feather bedding so that visitors with allergies can choose the latter.

Bathroom, Shower-room & WC

The upstairs shower room has a window overlooking the patio and the hills beyond. It has a fully-lined roller blind. There is an electric shower, WC and basin in white porcelain. The walls and tiles are all white. There is a large mirror over the basin and a separate hand mirror with magnification. Next to the mirror is a shaver socket, while below it is a glass shelf and tooth-mug holder with mug. Heating is provided by a central heating radiator and a Dimplex wall-mounted heater. Good quality hand and bath towels and bath mats are provided. There is a fitted carpet in neutral colours.

The downstairs bathroom has a bath, WC, basin and heated towel rail. The floor is ceramic tiles.

Self-Catering Kitchen

The kitchen is at the back of the cottage. Entry is through the lounge or from outside through a glazed door, fitted with a roller blind. The floor is tiled with ceramic tiles. The kitchen/diner has kitchen units and appliances on 2 walls. The worktops have a hard-wearing, granite-effect surface.

It is equipped with a microwave, an electric cooker, a fridge-freezer, a washing machine, toaster and electric kettle, all situated next to each other on one side of the kitchen.

The surface of the kitchen units is the same colour and height as the hob on the cooker. There is an extractor fan with light over the cooker. Crockery, glasses and food storage is in eye-level cupboards and on a dresser. Saucepans are stored in base units. A knife block, bread bin, pot for wooden spoons and overhead rack for cooking implements are all located on or above the units. There is good overhead lighting plus lighting from a lamp on the fridge-freezer and focussed lighting on work surfaces and the electric cooker.

There is a round, oak table with a PVC tablecloth and 4 chairs on the opposite side of the kitchen to the units with two additional folding wooden chairs to accommodate 6 people when required.

There is a fire extinguisher and fire blanket situated by the sink.

The kitchen is painted in white and the cupboards are a pale blue.

Grounds and Gardens

The garden is an enclosed, private, paved area outside the kitchen. There is an abundance of plants, including honeysuckle, a vine, an ash tree and various bay trees in pots, and flowers. There is a sturdy set of wooden garden furniture with a parasol and a gas barbeque. Bins for recycling are situated outside the back door, while the dustbins are in the passageway. The patio is especially sunny in the morning and afternoon.

Additional Information

The cottage has a non-smoking policy. There is network coverage for most mobile phones. While carers are welcome, there are no interconnecting rooms or en-suite facilities. Service dogs are also welcome but would be required to sleep downstairs. Dogbowls are provided.

In case of emergencies, escape would be through the 2 doors downstairs or through the bedroom window in the double room upstairs.

A welcome tray is provided on arrival with complimentary tea, coffee, sugar and milk.

Room dimensions are as follows: Lounge: 5m by 4m 80cm, Kitchen: 3m by 3m 72cm, Bathroom: 2m 76cm by 1m 60cm, Twin bedroom 1: 3m 45cm by 3m 40cm, Twin bedroom 2: 3m 33cm by 2m 95cm, Double bedroom: 3m 17cm by 4m 95cm, Shower Room: 3m by 1m 82cm.

Address: Higher Holcombe Farm, Holcombe Lane, Uplyme, Lyme Regis, Dorset. DT7 3SN.

Telephone: 01297 444078

Email: rozduffin@hotmail.com

Website: www.higherholcombe.co.uk

Future Plans

Outside lighting is planned for the patio area. We are hoping to complete this by the beginning of next season (March 2010). We are also planning to re-decorate one of the twin bedrooms, install a dog-proof gate into the passageway between the patio and the parking area and update the welcome pack by the same time.

Contact Telephone and Email Address

We welcome your feedback to help us continuously improve. If you have any comments please phone 01297444078 or email rozduffin@hotmail.com