

Access Statement for The Bothy

Introduction

"The Bothy is a converted former granary sleeping four people and the latest addition to "Hill Barn", with views across the fields towards the sea, and its own sunny terrace. The bedrooms and bathrooms are on the ground floor with the living area and kitchen upstairs.

Set in the acre grounds of Hill Barn, The Bothy is a mile west of historic Lyme Regis. It sits on the borders of Devon and Dorset.

We have tried to provide as much information as possible in this statement, if you have any queries please do call.

Pre-Arrival

- We have a website
- Bookings / enquiries can be made via email, post or telephone
- The nearest bus stop is a level five-minute walk away at Ware Cross junction
- The nearest train station is 6 miles away in Axminster; there are accessible taxis at the station
- We can provide information in large print on request

Arrival and Car Parking Facilities

- There is a level, gravel parking area for two vehicles adjoining The Bothy entrance.
- Car park area and Bothy entrance are well lit
- Entrance to The Bothy is along a level paved path to the front door that is 79cm wide and with a threshold of 70mm.

Hallway

- Flooring is vinyl sheet in light brown
- Staircase (12 steps) to upper floor
- Front loading washing machine with high level cupboard above



Bedroom One

- Entrance through doorway from hall 72cm wide
- 5ft Double bed
- Bed height 46cm floor to top of mattress.
- Feather duvets with feather or non-feather pillows as required
- Poly Cotton bed linen
- En-suite Shower room
- Largest space available to right of bed is 1.7m x 1.2m
- One wardrobe
- One chest of drawers – height 95cm
- Flooring is short pile carpet in light brown

En-suite One

- Door width 70cm
- Walk in shower with grab rail 154x57cm – tray height 14cm. Thermostatic shower with adjustable riser-rail and flexible hose.
- Free space in bathroom 117x60cm
- Toilet seat height 42cm
- Washbasin 80cm high, space under washbasin is free
- Slate tile flooring

Bedroom Two

- Entrance through doorway from hall 70cm wide
- Twin 3ft beds
- Bed height 55cm floor to top of mattress.
- Feather duvets with feather or non-feather pillows as required
- Poly Cotton bed linen
- En-suite Bathroom
- Largest space available to right of bed is 2m x 88cm
- One wardrobe
- One chest of drawers – height 1m
- Flooring is short pile carpet in light brown

En-suite Two

- Door width 70cm
- Quadrant shower cubicle 70cm radius – tray height 19cm. Thermostatic shower with adjustable riser-rail and flexible hose
- Free space in bathroom 140x115cm
- Toilet seat height 42cm
- Washbasin 78cm high, space under washbasin is free
- Slate tile flooring

Living Room (upstairs)

- The living room has one three-seater sofa and two easy chairs all with arms (sitting height 45cm from floor)
- Coffee table in front of sofa 41cm high and a small rug in front of the woodburning stove
- Furniture and fittings are all moveable
- Furniture and fittings are all non feather
- Teletext/DVD TV with remote
- Stable door 85cm wide to outside brick staircase (12 steps)
- Door to Juliet balcony for views over countryside
- Flooring is short pile carpet in light brown

Kitchen / Dining Room (upstairs)

- Archway 80cm wide through to dining area
- The cream wooden dining table is circular – 72cm from the floor to lowest point of table (underspace) and 1.1m diameter.
- Four cream wooden dining chairs with no arms. Sitting height 46cm from floor
- Porcelain tile “wood-plank effect” flooring
- Worktop height 90cm
- Electric oven including grill with pull-down door, height of lowest shelf 41cm.
- Hob is Electric Induction and 90cm high
- Sink is 90cm high with cupboard below
- Integrated dishwasher with pull-down door under draining board
- 1.3m free space between worktops
- Well lit with spotlights above work surfaces
- Fridge freezer with highest shelf in freezer 120cm and highest shelf in fridge 83cm

Grounds and Gardens

- Level gravelled seating area to the front of the Bothy
- Patio table and four chairs. All furniture movable

Additional information

- Information / welcome folder provided and produced in size 12 font. Can be in larger print on request
- Good mobile phone reception
- WiFi
- Evacuation procedure in information pack. Please inform owner of individual requirements in case of evacuation.
- Evacuation point is to the bottom of main house garden – a level, grassed walk from The Bothy
- Electricity consumer unit in downstairs twin bedroom
- Water “shut off” in adjoining boiler house to back of Bothy

Contact Information

- Address: The Bower, Hill Barn, Gore Lane, Uplyme, Lyme Regis, Dorset, DT7 3RJ
- Telephone: 01297 445185 or Mobile 0788 447 4585
- Email: hal@lymeregis-accommodation.com
- Website: www.lymeregis-accommodation.com
- Hours of business: 9am – 8pm all week
- Local bus company: First Group – 0870 0106022
- Local accessible taxi: M Cabs – 01297 442222 or Terry's Tax – 07502 262206

Future Plans

- General refurbishment of fixtures and fittings

We welcome your feedback to help us continuously improve. If you have any comments please:

**Phone 01297 445185 or
email: hal@lymeregis-accommodation.com**