

Access Statement

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Introduction

Glenacres is an large, attractive detached period property incorporating a former barn and understood to date back, around 200 years. It has main walls of stone, part cement rendered under a tiled roof and the barn wing is thatched. The accommodation is extensive and features well proportioned reception rooms facing principally south, with sea and cliff views. There is hardwood joinery throughout. The house has oil central heating, smoke detectors throughout and a security alarm system.

It is located in the sea town of Chideock (hence "Seatown") and has 5 bedrooms and sleeps up to 12 people. All bedrooms are on the first floor. There are no ground floor bedrooms. It is situated in a 3 acre garden on the World Heritage coastline. Seatown is only a tiny hamlet-a few cottages, a farm, and a pub which lies almost on the beach three quarters of a mile south of Chideock. The beach is of steep shingle set in a bay backed by blue lias cliffs. The nearest towns are Bridport (4 miles) and Dorchester (18 miles) east of Chideock and Lyme Regis (8 miles) and Axminster (12 miles) west of Chideock. The approach road to the property from Chideock is a very narrow and hilly lane closely surrounded by hedges with intermittent wider verges for oncoming cars to pass.

We look forward to welcoming you. If you have any queries or require any assistance please phone + 44 (0)20 8772 0492 or email hello@glenacres.co.uk

Pre-Arrival

Upon receipt of final payment, (6 weeks prior to arrival), a Welcome letter and a Welcome Booklet are sent to the Guests. The Welcome Letter includes directions to the property and phone numbers of our Rental Managers so that arrival time can be

coordinated. Guests can pre-order groceries prior to arrival and have someone on-hand to accept the delivery and store the groceries appropriately.

The Welcome Booklet provides the guests with wifi information, departure day procedures, local contact numbers of services, including taxi numbers, maintenance information and domestic waste and recycle information.

The Booklet also provides local information such as directions, opening times and phone numbers of shops and supermarkets in the surrounding area, addresses and phone numbers of the various banks, Post Office in Bridport and Tourist Offices in Bridport and Lyme Regis, details of a variety of restaurants in the surrounding area and their phone numbers, details of the local bus route and its website address and an assortment of other local activities and their addresses.

The nearest airport is at Exeter or Bournemouth. Both are forty minutes drive away in opposite directions. Main line rail stations are to be found at the market town of Axminster, 20 minutes drive to the west and Dorchester, the County Town, 40 minutes drive to the east. There is a local bus service stopping at Chideock 3/4 mile walk from Glenacres servicing the A35 and surrounding villages.

We do not offer a collection service. It is advised to pre-book taxis prior to arriving at the stations. There is also a bus stop at Axminster Station which will take you to Chideock. Bus timetable, enquiries and taxi information are all provided in the Welcome Booklet.

If you require this information in a different format, please contact Bridget Considine via email. hello@glenacres.co.uk

Key Collection, Welcome and Car Parking

Our Rental Manager will be on site to Welcome you and give you the keys to the property. The arrival time is 4.00pm. Please advise if you wish to arrive at a different time or are delayed (as stipulated in the Welcome Letter). All necessary contact details to be found in the Welcome Letter. The Rental Manager will be on-hand to give you a familiarisation tour of the property and a guided tour of facilities. An appliance

instruction manual and a booklet on 'Your Safety' is provided and you are encouraged to read to reduce any risk and promote a safe environment for visitors.

There is a large private car parking area on the forecourt in front of the property with enough room for approx 6 cars. There is no on-street parking. The forecourt is paved with a gradual gradient. We advise that the gate be closed at all times. There are sensor lights on the forecourt as well as at the front door.

Entrance to Property

From the forecourt there are 2 staircases descending down to a small lower forecourt with herb garden, garden seat, flower pots, shoe cleaning facilities and wellie holders. The 1st staircase has a wooden handrail on the right and 5 steps leading down to the kitchen/larder door. The 2nd staircase has a wooden handrail on the left with 3 steps leading down to the front door.

The floor covering of this smaller forecourt is made up of various sized, flattened, crazy paving, uneven stones. There are sensor lights in front of both doors. No level access is provided. There is a small step 127mm into the hall from the front door. Front door width is 810mm and hinged to the right opening into the property. The entrance hall is evenly lit by ceiling spots and 2 lamps on side tables. The flooring is covered with terracotta tiles.

Halls, Stairs, Landings, Passageways

Reception Hall (9.14m x 2.13m) You can go in 2 directions from the front door:

Left – leads to a staircase, 3 sitting rooms, downstairs toilet, and under the stairs – to the kitchen. The hallway diminishes in width between the stairs and wall to 690mm. There are 13 short piled carpeted stairs 175mm height x 228mm deep x 700mm width with a handrail on the right leading to 4 bedrooms, 1 bathroom and 1 en-suite. The stairs are lit by a chandelier with ceiling spots on the landing and 2 lamps on 2 hall tables. The short piled carpet from the stairs follows through to the bedrooms with no steps. The house is centrally heated throughout with each room and landings having a smoke detector.

Right – Through a door, width 800mm, hinged to the right opening inwards leads to a shower room and then into a Conservatory. From the door are 2 steps, the 1st step 125mm and 2nd 110mm. The 1st step is 254mm in width, the 2nd step being floor level, there is no handrail. The steps and hallway are covered in stone tiles and is lit by ceiling spots. There is another hallway and 2 sets of stairs: Following from the 2nd sitting room through a door 738mm, hinged to the right, opening inwards with hasp and lock, into a hall with door to a shower room with WC and another door out into the walled garden. The flooring is wooden parquet and lit by 1 ceiling light.

The passageway is 1353mm in length before descending down 5 wooden steps each 165mm depth x 190mm height with diminishing head height through another door 725mm, hinged to the left, opening outwards onto a parquet oval stage with two steps 108mm and 75mm with a circular width of 229mm down onto the carpeted playroom. The parquet oval stage dissection is 1701mm from the bottom of the last step through the door to the top of the step leading down onto the carpeted area of the playroom.

Situated on the parquet stage is another staircase leading up to the 5th bedroom. The circular open stairs are wooden with metal spindles. The stairs are 736mm wide x 178mm height, and the widest part of the step is 305mm descending. The spaces between the spindles of the handrails are 110mm. There is no door between the 1st floor and the ground floor playroom, other than the door leading up to the shower room and then onto the sitting room. We provide a sturdy temporary stair gate to be installed at the top and bottom of the circular stairs if necessary.

Sitting Room/Lounge

We have 3 Reception rooms and a Conservatory:

1. Dining/Sitting Room(6.20m x 5.69m. Double aspect).

Through a door 678mm, hinged on the left, opening outwards into a Sitting/Dining Room. The room has 2 sofas, 1 coffee table (1180mm length x 660mm width x 400mm height), 3 dressers against the walls and a large dining table (1109mm width x 2690mm length) seating for 12 people (height underneath the table is 660mm) with 12 upright dining chairs without arms. There is no space around the table for a wheelchair. It has a wood burning stove and a digital carbon monoxide alarm with sealed batteries

present. A 2kg ABC Powder fire extinguisher is at hand on the floor by the fire. The lighting consists of 4 wall lights and 1 (3 light) chandelier over the dining table. The sofas and coffee table are moveable. The layout of the room is spacious with the sofas and dining table spread out creating 2 clear and separate areas with a walkway through to another sitting.

2. Sitting Room (6.10m x 5.79m plus bay window) Pair of porthole windows.

Through double doors, each door width 736mm with the opening of both doors 1460mm. The floor is short pile carpet. There are 2 floor lamps, 1 spotlight and 2 wall lamps. The room is spacious with 2 large leather and fabric sofas, 1 large wooden and glass coffee table measuring 1600mm length x 1110mm width x 495mm height, 1 baby grand piano, 1 lounge chair, 1 dresser and a large sideboard against the wall. Above the sideboard is a 42" tv with full satellite sky subscription and blue ray disc dvd player. There is also a blu ray bose music station. The layout of the room is spaced to create a walkway through to another sitting room.

3. Play/Games/Sitting Room (.52m x 4.45m plus bay window).

Following through from the 2nd sitting room is a door (specifications and all measurements noted in 'Halls, stairs, landing & passageways"). The floor is short pile carpet apart from the circular stage of wood parquet flooring. The room is very spacious with 1 leather sofa and 1 fabric sofa, 1 extended lounge chair, 2 storage chests, 1 wooden toy box, 1 football (fuze) table, 1 small child's desk and 1 small glass dresser. On the wall is a 42" tv with full satellite sky subscription and a blue ray disc dvd player. There are 2 built-in book shelves with books dvds and games. There is 1 ceiling light, 1 table lamp and 1 floor lamp. The furniture is spaced so as to create a walkway through to the back garden glazed door, hinged on the right, opening inwards 690mm with 5 steps down descending (190mm height x 460mm depth x 180mm height x 390mm depth x 170mm height x 390mm depth x 180mm height x 600mm depth x 130mm height to the outside where there is an even flat paved area for table tennis.

4. Conservatory (4.75m x 4.09m) Triple aspect Personal door to garage.

The Conservatory is reached through the right-hand door from the entrance door (as described in "Halls, Stairs, Landings & Passageways"). The Conservatory glazed door 690mm opens outwards and is hinged on the right. There is a 60mm threshold

between the hall and the conservatory. The Conservatory is glazed with double doors 1670mm opening outwards leading out to the walled garden. There is a step down to the garden 120mm with a 50mm threshold. These doors can be hooked back to stay open and an invisible fly screen can be pulled from each side and attached in the middle. The room is naturally bright with with a mixture of 2 wall lights, 1 table lamp and 3 ceiling spot lights. The room has a matching daybed and lounge chair, hall table and small side table. The flooring is terracotta tiles with a rug. The Conservatory also houses a cupboard with 2 doors, both 840mm, opening outwards holding a washing machine and condenser tumble drier and small shelves for storage. Above the cupboard is a marble work top with sink, diameter 380mm, Small fridge, coffee machine and an electric cordless kettle. There is also a dresser with coffee cups and poolside plastic cups.

Dining Room

See Dining/Sitting & also Kitchen

Kitchen

The Kitchen is situated on the ground floor with a door 660mm, opening inwards, hinged on the right under the stairs (ceiling with descending height). There is a step up 190mm and the space between the door and step – 355mm. The surface of the kitchen floor and larder is cream stone tiles. The decor is neutral with beige, grey and cream.

The kitchen is compact in size with dining table seating 6 people with 6 upright chairs without arms. The measurements of the table 1295mm length x 1295mm width x 660mm height. There is no space around the table for a wheelchair. A dresser is situated against the wall.

The Range Cooker with induction hob is 915mm height x 1100mm width x 660mm depth. The 2 ovens have side openings with a pull-down grill and warming draw. This is inset into the wall with a lit cooker hood ventilation unit above it. Height from the floor to the Electric over: 680mm. The oven has a drop down door with a drop down grill oven above it. The oven measures 860mm.

The microwave sits in an open cupboard within the island unit. The height from floor to microwave is 510mm. The marble island unit is 1040mm x 640mm. The smallest walkway between closed cupboard of the kitchen dresser and island unit is 540mm with the largest being 760mm. The front loading dishwasher 600mm wide is openly encased in a side unit with a Belfast sink which has a single mixer lever tap and wooden worktop 910mm in height on either side.

The kitchen dresser unit is 1000mm wide x 1960mm height x 500mm deep. The unit consists of 2 cupboards and 4 drawers underneath. The large American fridge/freezer unit is 900mm width x 1740mm height. Lighting is provided by 12 ceiling spot lights. A 1.2x1.5m fire blanket is attached to the wall with a 2 litre AFF foam extinguisher at hand on the floor. A toaster and electric cordless kettle are also provided.

LARDER – From the Kitchen is a glazed door, opening 790mm, hinged on the right opening inwards, down a small step 40mm into a small larder with kitchen dresser 750mm width x 1800mm height and fridge/freezer 550mm width x 1640mm height and built in shelves. The boiler is situated in here as well as the electrical board on the right hand side boxed in on the wall. There is a Digital display with sealed batteries and a 10 year life carbon monoxide alarm. There is a glazed door 790mm, opening inwards, hinged on the right leading out to the front forecourt.

Bedrooms and Sleeping Areas

There are 4 bedrooms off the main landing upstairs. There is also a 5th bedroom off the circular staircase above the playroom in the Barn. The flooring throughout is short piled carpet. The decor is neutral with cream and grey.

Master Bedroom – Door width 660mm; Large king size bed 2000mm x 1830mm; Bed height 600mm – floor to top of mattress; Clearance at end of bed to wall – 1530mm; Bedside tables are 750mm high; Chest of drawers 1000mm width x 1160mm height; Wardrobe 1370m width x 2030mm height; 2 bedside lamps and 1 main light in centre of ceiling; Double aspect windows with wooden shutters.

Large Double Bedroom – Door width 680mm; Large king size bed 2000mm x 1830mm (zip linked to create 2 single beds); Bed height 600mm – floor to top of mattress;

Clearance at end of bed to wall – 1550mm; Bedside tables 730mm; Chest of Drawers 840mm width x 860mm height Wardrobe 1040mm width x 2020mm height; 2 bedside lamps and 1 main light in centre of ceiling; Double aspect windows with wooden shutters.

Small Double Bedroom – Door width 700mm; Double bed 1330mm x 1830mm; Bed height 600mm – floor to top of mattress; Clearance at end of bed to wall – 650mm; Bedside drawers: 550mm; Chest of Drawers 550mm width x 130mm height; Wardrobe 950mm width x 2000mm height; 2 bedside lamps and 1 main light in centre of ceiling; Double aspect windows with wooden shutters.

Twin Bedroom – Door width 607mm; 2 x single beds 915mm x 1830mm; Bed height 700mm – floor to top of mattress; 2 x trunks at end of beds 915mm width x 520mm height; Dressing table with inbuilt mirror 730mm width x 750mm height; Wardrobe 1300mm width x 2200mm height; 2 bedside lamps on window sill and 1 main light in centre of ceiling; Double aspect windows with wooden shutters.

Family Room – There is no door from the circular staircase to this bedroom (please see “Halls, Stairs, Landings & Passageways”); 3 x double beds 1330mm x 1830mm; Bed heights 600mm – floor to top of mattress; 3 x toy boxes 860mm width x 460mm height; 3 x bedside tables 730mm; 1 trunk under window sill 915mm width x 520mm height; Chest of drawers 800mm width x 1200mm height; 2 x inbuilt wardrobes; 5 table lamps on a connection switch; There is no electrical wiring in the ceiling due to the thatch roof; Digital display (sealed batteries and 10 year life) carbon monoxide alarm; 2 x miniature children's cane chairs with no arms.

Bathrooms, Shower-rooms and Toilets

There is 1 family bathroom with WC and 1 en-suite with WC to the master bedroom upstairs. Ground level – There is 1 shower room without WC with basin entered from the hallway to the Conservatory. There is 1 toilet entered from the main hallway. There is another shower room with WC entered from the hallway between the 2nd sitting room and Playroom.

Toilet – Door width: 680mm; Toilet seat height: 390mm; Half pedestal hand basin 830mm height with some clear space underneath with single mixer tap; Automatic fan attached to light switch; There are no support or grab rails fitted; The room is well lit with 2 ceiling spots; The flooring is wood parquet; The colour scheme is very dark walls & white ceiling.

Upstairs Family Bathroom – Door width 630mm; Enclosed shower over bath. Bath height 510mm; Single mixer lever tap to bath; Non-slip mat provided for bath; Push button Aqualiser shower head; Toilet seat height 390mm; Washbasin height 835mm with clear space underneath; Single mixer lever tap to basin; Heated towel rail; The flooring and walls are all tiled in sandstone; The room has 4 condensation proof spot lights in ceiling; Automatic fan attached to light switch; The window is frosted glass and can be opened; There are no support or grab rails fitted.

En-suite to Master Bedroom – There is level access from the bedroom to the en-suite; Door width 630mm; Shower in enclosed compartment with 160mm step up; Push button Aqualiser shower head; Toilet seat height 380mm; Washbasin height 800mm with clear space underneath; Single mixer lever tap in basin; Heated towel rail; The flooring and walls are tiled in sandstone; The room has 4 condensation proof spot lights in ceiling; Automatic fan attached to light switch; There are no support or grab rails fitted; The window can be open and is covered with shutters.

Downstairs Shower Room (without WC) – Door width 630mm; Walk-in shower with 1650mm shower tray; 2 leg vanity Washbasin height 1100mm width x 820mm height with clear space underneath; Single mixer lever tap in basin; Heated towel rail; Dresser for towels 1100mm width x 160mm height; The flooring and walls are tiled; The room has 4 condensation proof spot lights in ceiling; Automatic fan attached to light switch; There are no support or grab rails fitted.

Downstairs Shower Room (with WC) – Door width 700mm; Walk in shower with 1650mm shower tray; Toilet seat height 390mm; Washbasin height 840mm with clear space underneath; Single mixer lever tap in basin; Heated towel rail; The flooring and walls are tiled in sandstone; The light switch is a pull cord. The room has 2 spot light in ceiling; Automated fan attached to light switch There are no support grab rails fitted.

Laundry/Utility Room

Please see Conservatory – Ironing board and iron; 2 x airing rails.

Garden

From the lane is a five-bar gate on rendered pillars, giving access onto a large paved driveway leading to extensive parking and; Extensive and well laid out formal gardens lie to the west with large expanses of sloping lawn with a variety of trees and shrubs. There is also a rose garden, and orchard. A small stream runs along the southern boundary, bordered by gravel pathways. On the south western side is a wooden bridge leading to an area of bluebell woodland, with mature trees. The western boundary backs onto fields with fine views to Golden Cap, the sea and surrounding hills. Immediately to the south of the house is a walled garden with adjoining terrace, areas of lawn, flower and shrub beds. The garden features a swimming pool with terrace and basement pump room (610m x 2.74m). There is an electrically operated sun blind over seating area.

The patio in the walled garden is undulating and stepped. There are various outdoor loungers and chairs dotted around the poolside and throughout the garden. There is a cushioned seating area outside the sitting/dining room with sun blind. There are 2 outdoor tables with chairs, 1 in the walled garden and 1 in the formal garden west of the house.