

Access Statement For Champernhayes

Introduction

Champernhayes is a collection of six self catering properties created from the conversion of the original farmhouse buildings dating back to the 15th Century. The cottages are grouped around a central courtyard. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- We have a website www.champernhayes.com and are also listed in www.Premiercottages.co.uk
- Bookings/enquiries can be made via online booking: champernhayes.com, email: champernhayes@btinternet.com; or Telephone: 01297560853.
- Champernhayes Cottages are half mile north west from the Dorset Village of Wootton Fitzpaine. It is best reached via Axminster or Bridport
- Nearest Bus Stop is approx half a mile in the village of Wootton.
- The nearest train station is in Axminster approx 7 miles.
- We can arrange for shopping to be delivered please advise of your requirements.

Arrival & Car Parking Facilities

- Each cottage is allocated it's own gravelled parking area which is off road.
- Swallow Cottage has one parking space in front of the cottage. Access to cottage is gated with 5 steps down to front door.
- Owl, Lark and Blackbird Cottages have parking allocated to them accessible from the lane behind the main entrance to Champernhayes. Each property has availability for two cars and access to properties is via small gated entrance.
- The Barn has own off road parking directly in front of the property. Available for four cars.
- The Farmhouse has off road parking directly in front of the property. Available for three/four cars. There is gated access to the property.
- There are security outside lighting edging the perimeter of the property which comes on automatically at night..

Main Entrance & Reception

The Barn

After parking your cars at the front of the Barn, entrance to the Barn is one step up through the front door into the dining area which has a brick floor. Most doors have raised door thresholds. To your left one step up is the kitchen which has a flagstone floor. From the kitchen you can exit into the side garden, with a paved patio and a cobbled path, grass and shrubs. The garden is fenced and gated.

To your right from the dining area you find on the left, 1 double bedroom, opposite this 1 shower room then 1 twin bedroom.

From the dining area there is a carpeted wooden staircase which will take you to the lounge area. To the left of the lounge is the master bedroom with ensuite bathroom. To the right of the lounge are 1 twin bedroom with a door into the ensuite bathroom. On the right is also a double bedroom that has a door into an ensuite shower room.

From the dining area, one step up, behind the stairs is a door where you can exit into the courtyard, this is where you will see the entrance to the swimming pool building.

The Farmhouse

After parking your cars in front of the Farmhouse. There are four steps up then through the garden gate, 10 metres to end of path and up two steps to path to front door. Most doors have raised door thresholds.

On the left in the carpeted entrance hall is a cloakroom with a door and next on the left through the door is a twin bedded bedroom. To your right through the door is the lounge which has the original farmhouse flagstones. Walking through the lounge on the left before entering the kitchen is the staircase which is carpeted. Straight through the lounge ahead is the doorway into the kitchen/dining room which has a wood laminate floor in the kitchen area and carpeted in the dining area. To the right of the dining area are french doors with a step down back into the patio area in front of the farmhouse.

The staircase will take you up to the upstairs landing where the other bedrooms are situated. To the left through the door is the master bedroom which has a door into the ensuite bathroom, next on the left through a door is another double bedroom with a door through to the ensuite bathroom. Next on the left on the landing through the door is a shower room with one step up to the shower. At the end of the hall

through the door is a twin bedded room. On exiting the farmhouse through the gate turn right and this gravelled path will lead you to a courtyard where to your right you will see the swimming pool building.

Blackbird Cottage

The entrance to Blackbird cottage is via the gravelled car park at the back of the cottage. The entrance is via a gravelled path at the end of this turn left and you will see the gate sign posted Blackbird. Through the gate is a gravel path leading to the stone patio with one step up to the front door. Most doors have raised door thresholds. On entering, to the left is a door leading to a double bedroom, then through another door to the ensuite bathroom. To the right of the front door is the lounge area. To the right of the lounge is a door with 5 steps down to a twin bedroom which has a door off to an ensuite bathroom.

On the other side of the lounge is the back door, through the door is one step down to a walk way which to the right of this walk way is 2 steps down taking you to the courtyard where the swimming pool building is.

To the left of the lounge up 2 steps is the kitchen area. To the right of the kitchen is a small hallway where on the left you will see a door through which is a double bedroom which has a door to the ensuite bathroom. All rooms are carpeted, apart from the kitchen and bathrooms which have Karndean flooring.

Owl Cottage

The entrance to Owl cottage is via the gravelled car park at the back of the cottage. To the left of the car park you see a gate sign posted Owl. Through this gate is a gravelled path sloping down leading to stone path which slopes up to the front door. Most doors have raised door thresholds. Entering the front door to the right is the lounge/dining area. To the left of the lounge is the open plan kitchen. To the right of the kitchen area, off the lounge is the back door with one step down to the walk way. Walking left or right along the walk way will take you 2 steps down to the courtyard where the swimming pool building is.

To the right of the kitchen is also a small hall. The first door on the left takes you into the double bedroom which has a door into the ensuite shower room. The 2nd door on the left takes you into the twin bedded bedroom which has a door into the ensuite bathroom.

All rooms are carpeted apart from the kitchen area and bedrooms which have Karndean flooring.

Lark Cottage

The entrance to Lark cottage is via the gravelled car park at the back of the cottage. To the left of the car park you will see a gate sign posted Lark. Through this gate the gravel path slopes downwards approx 20 metres where you find the entrance to Lark. On your right it is one step up to the door entrance. Most doors have raised door thresholds. On entering the front door to your left is a door leading to a double bedroom which has a door off to the ensuite shower room. To the right of the doorway is the lounge/diner with the open plan kitchen to the left. To the right of the kitchen, off the lounge, is the back door with one step down to the walk way. Turn right on the walk way and you will see 2 steps down to the courtyard where the swimming pool building is situated.

To the right of the kitchen is a doorway that takes you into the twin bedded room which has a door into the ensuite bathrom.

All rooms are carpeted apart from the kitchen area and bathrooms which have Karndean flooring.

Swallow Cottage

Swallow cottage is situated off the road at the back of the Farmhouse. Swallow cottage has one parking space in front of the cottage.

Access to the cottage is gated with 5 steps down to the front door and one step up to the front door. Most doors have raised door thresholds. On entering the front door you will see the kitchen and open plan dining/lounge area. Through the lounge are french doors with one step down to the patio.

To the right of the front door is a door leading you into the double bedroom which has a door off to the left where you will find the ensuite bathroom. Through the bedroom you will find 3 steps down to a small room where there is a wardrobe. Through this small room is and entrance door to the swimming pool building.

Swimming Pool Building

On entering the door of the swimming pool building. Most doors have raised door thresholds. You will enter a small hallway which has 5 doors. 2 doors are private and marked so. The 1st door on the left is a small changing room where there is also a store of books and DVDs

for all of our guests use. The next door on the left is a WC for use. Entering the door on the right to the swimming pool which has a slight slope upwards, please take off your shoes before entering. Through this door is the swimming pool for which you will be sent instructions prior to arrival. On the other side of the pool is an emergency exit, the key can be seen next to the door in a red container which the glass need to be broken to obtain the key in an emergency.

The Office

Through the courtyard exit you will see wooden steps which lead to our office, then with a step up to the door which has a low headroom so you need to be careful when entering this door. This door enters into our office. This will be locked if no-one is in attendance.

Public Areas - General (Internal)

None Available

Public Areas - WC

None Available

Restaurant / Dining Room, Bar & Lounges, Take Away & Cafe

None Available

Laundry

There are no separate laundry facilities however, each property has its own laundry facilities in form of Washer/Drier they are all front loading situated in the kitchen/utility area of each property.

Shop

None Available

Treatment room/s

None Available

Leisure Facilities

Swimming Pool available to all residents of the properties is open 8am to 8pm, Entrance is via a security pad code given on arrival to guests. Access is via the courtyard that all properties are situated around. Separate changing and WC facilities are available.

There is a separate games room which is located to the rear of the Barn access via lit gravel pathway.

Outdoor Facilities

All properties have their own private garden complete with patio, hardwood garden furniture and gas barbecue.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

None available.

Bedrooms

- All four smaller cottages are single storey accommodation.
- Swallow: One double bedroom
- Owl: One Double Bedroom and One Twin Bedded Room
- Lark: One Double Bedroom and One Twin Bedded Room
- Blackbird: Two Double Bedrooms and One Twin Bedded Room which is down four steps.
- Barn: One Kingsize Bedroom, Two Double Bedrooms and Two Twin Bedded Room arranged over two floors
- Farmhouse: One Kingsize Bedroom, One Double Bedroom and Two Twin Bedded Rooms arranged over two floors.

Bathroom, Shower-room & WC [Ensuite or Shared]

- Each bedroom in each of the smaller cottages has either an en-suite shower or en-suite bathroom.
- The Barn: Ground Floor Bedrooms share one Bathroom; First Floor all bedrooms have en-suite Bath/Shower Rooms.
- The Farmhouse: Downstairs separate WC/Cloakroom; First floor Separate Bathroom and Kingsize Bedroom and Double Bedroom have en-suite Bath/Shower room.

Self-Catering Kitchen

- All accommodation has open plan with dining area and comprehensively equipped.
- Flooring in all properties except the Barn is Karndean Laminate, The Barn has flagstone flooring.
- Good evenly lit kitchen areas with spotlights above work surfaces where required.
- The Barn has Oil Fuelled Aga for cooking
- All other accommodation is fitted with electric hob and electric ovens.

Caravans, Holiday Homes & Twin Units

None Available

Touring Facilities (Holiday Parks)

None Available

Boats - Narrow Boat, Cruiser & Hotel Boat

None Available

Attractions (Displays, exhibits, rides etc.)

None Available

Grounds and Gardens

Gardens are mainly laid to lawn - undulating terrain with gravel pathways. These outside areas can be slippery in wet conditions.

Additional Information

- Champernhayes has a total No Smoking Policy
- Mobile Network service available.
- Dogs are welcome with prior consent.

Contact Information

Champernhayes
Wootton Fitzpaine
Charmouth, Nr Lyme Regis
Dorset
DT6 6DF

- Telephone: 01297 560853
- Email: Champernhayes@btinternet.com
- Website: www.champernhayes.com
- Hours of operation: Telephone Hours 9.00am-9.00pm
- Emergency number: Local Managers, PAUL AND ANNA BEARPARK 07824349590
- Local carers: None Available
- Local equipment hire companies: None Available
- Local public transport numbers: 08706 082608 - National Traveline
- Local accessible taxi numbers: Floyds Taxis and Minibus Hire: 01297 560733
- Local Tourist Information Centre Lyme Regis - 01297 442138

We welcome your feedback to help us continuously improve if you have any comments please phone 01297 560853 or email champernhayes@btinternet.com
