

# **ACCESS STATEMENT FOR BRANSCOMBE LODGE (SELF-CATERING COTTAGE) AT THE OLD HIGHER LIGHTHOUSE**

## **INTRODUCTION**

Our self-catering cottage is detached from the main building by a lawned area. Guests have access to the lighthouse tower at all times, but the two flight of stairs are steep and we always escort guest up them for the first time. The cottage is on two floors.

## **PRE ARRIVAL**

We have a website [www.oldhigherlighthouse.com](http://www.oldhigherlighthouse.com)

Bookings/enquiries can be made via email or telephone (between the hours of 9.00am and 8.00pm please)

The nearest bus stop is ¼ mile away from cottage.

The nearest train station is 10 miles away in Weymouth.

There are several taxi firms serving the area.

Basic shopping can be done for your arrival by previous arrangement.

## **ARRIVAL & CAR PARKING FACILITIES**

Car parking is immediately outside the kitchen window on a concrete drive with gates. There is also room for additional cars if necessary. There is only one small threshold step into the property.

## **RECEPTION**

As you approach the property wall, reception is through the pedestrian gateway to the right and down the concrete path.

Owners of the property live on this site.

Someone will be there to take you to the cottage, show you around and answer and question you might have.

## **LAYOUT OF THE COTTAGE**

The ground floor has two bedrooms, one double and one twin bedded. Each is supplied with duvet and two feather pillows per person and also an additional blanket. Bed linen and towels are supplied if required. The ground floor bathroom has flexible shower over bath, washbasin and toilet. The kitchen has limited dining area and is fully fitted with fridge freezer, cooker and microwave, washing machine and tumble drier.

Upstairs is a large lounge area reached via 12 stairs with standard tread and rise, there is a right hand handrail. All doors are 30"/76cms wide. All areas except the kitchen and bathroom are carpeted. The sitting room has ample lounge seating and a dining area. The lounge has TV, DVD, Video and HIFI and a small selection of DVDs and CDs. There is also a small library.

## **LAUNDRY**

Automatic washing machine, tumble drier, ironing board and iron are provided.

## **SWIMMING POOLE & JACUZZI**

Both are seasonal and available between the hours of 10.00am – 1.00pm and 4.00pm – 7.00pm. Proprietors must be advised of intended use. Depths are from 3'6" down to hopper at 6'. Water quality is tested regularly by council and ourselves.

Temperature of the water is variable.

## **GARDENS**

There is a small private area for guests with table chairs and small BBQ. More extensive gardens surround the whole property and are largely ornamental with fishponds and lawns.

## **ADDITIONAL INFORMATION**

The whole cottage is non-smoking. There is a smoke detector outside of the kitchen. There's a fire blanket on the kitchen wall and water-filled fire extinguishers in the hallway downstairs. The only source of power is electricity. Mobile phone reception is variable, but always obtainable from some location close by. We do NOT accept animals or persons under the age of 16 years. Sadly we are a listed building and are unable to offer accommodation to wheelchair users or persons who are unable to climb stairs.

## **CONTACT INFORMATION**

Address: The Old Higher Lighthouse, Portland Bill, Dorset DT5 2JT

Telephone: 01305 822300

Email: [franlockyer@live.co.uk](mailto:franlockyer@live.co.uk)

Website: [www.oldhigherlighthouse.com](http://www.oldhigherlighthouse.com)

## **CANCELLATION POLICY**

A 25% deposit is required within a week of the provisional booking. The balance is required 4 weeks before arrival date. If a booking has to be cancelled we will do our very best to relet, but if we are unsuccessful the client is still liable for the outstanding balance. This is why we either insist on "Holiday Cancellation Insurance" being taken out by the client or the full payment being made with the booking instead of a deposit. In the case of our being able to relet we will refund the whole amount that has been paid less an administrative fee of £20.