

# Access Statement for Berwick Manor Puncknowle Manor Estate

## Introduction

Berwick Manor is a self catering holiday let on the Puncknowle Manor Estate, Nr Dorchester. Berwick Manor is a large property set in the delightful Bride Valley in the heart of Dorset. The Manor offers spacious accommodation over three floors and is set in 1/4 acre of gardens with ample parking facilities.

## Pre-Arrival

- The Access Statement for Berwick Manor is available on request from the Puncknowle Manor Estate Office - 01308 897706.
- Berwick Manor Brochures are available from Puncknowle Manor Estate Office - 01308 897706.
- Full Details of Berwick Manor are available at [www.pmestate.com](http://www.pmestate.com)
- There is a bus service between Puncknowle and Bridport 6 days a week. Further services available from neighbouring village 1 mile away.
- Nearest town Bridport 6.7 miles - supermarket, library and high street facilities.
- Nearest coast - West Bexington 2.2 miles, nearest village with amenities Burton Bradstock 3 miles. Farm Shop 1/4 mile
- Shop-Mobility scheme operates in Dorchester - 12.7 miles
- There are 5 Radar toilets in the Bridport Area. East and West Street Car Parks, Eype picnic area, Bridport Town Hall, Greyhound Inn
- The postcode for Berwick Manor is DT6 4NE.

## Arrival & Car Parking Facilities

- A location map can be found on Berwick Manor Brochure and on the website. Berwick Manor Postcode DT6 4NE.

- Guests are contacted a week prior to their stay to arrange an arrival time.
- Parking for Berwick Manor is located next to the property on the gravelled drive.

### Main Entrance. Reception & Ticketing Area

- Berwick Manor is accessed via the front door from the driveway.  
There is a stone step into the property.
- There are 5 keys for Berwick Manor which are available to guests at all times.

### Public Areas - Hall, Stairs. Landing. Corridors etc

- There are three floors in Berwick Manor. The ground floor is home to the kitchen/dining room (flagstone floor), two lounges (wooden and flagstone floors), shower room and laundry, one ensuite double bedroom (large step into shower). The hallway (wooden floor) gives access to all rooms.

- Two sets of stairs (both carpeted) lead from the ground floor to first floor. The first floor landing is carpeted throughout. There are four bedrooms (all carpeted) on the first floor and 2 bathrooms (1 vinyl floor, 1 tiles) and a separate W/C with a tiled floor.

- There is one staircase (carpeted) that leads to the second floor where there are two bedrooms.

### Public Areas - Sitting room. lounges. lobbies etc

- Both lounges are equipped with comfy chairs and coffee tables.
- The kitchen/dining room has a flagstone floor, dining tables and chairs.
- Berwick Manor has a phone which can receive incoming calls on 01308 810495 and can make free emergency calls.
- Highspeed wireless broadband is available in Berwick Manor.
- One lounge is equipped with TV, video, DVD and digital TV.

- • Berwick Manor is equipped with fire extinguishers, fire blanket, smoke alarms and torches.

### Additional Information

- Smoking is not permitted in the bedrooms.
- Fire Exit signs are in place.
- Out of hours help - 07717 290096/01308 897706
- Berwick Manor is equipped with fire extinguishers, fire blanket and smoke alarms.

Address: Correspondance address:

Puncknowle Manor Estate  
Puncknowle  
Dorchester  
Dorset  
DT2 9BX

Property address:.

Berwick Manor  
Bredy Road  
Burton Bradstock  
Bridport  
DT6 4NE

Telephone: Office - 01308 897706

Mobile - 07717 290096

Berwick Manor - 01308 810495

Email: [office@pmestate.com](mailto:office@pmestate.com)

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

Local accessible taxi numbers: Bob's Cars - Dorchester  
0800413190

### Future Plans

- We are continually looking for area's in which we can improve facilities for guests.

### Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01308 897706 or email [office@pmestate.com](mailto:office@pmestate.com)