

## **Access Statement for Puncknowle Manor Farmhouse**

### **Introduction**

Puncknowle Manor Farmhouse is a self catering holiday let on the Puncknowle Manor Estate, Near Dorchester. The Farmhouse has retained many original features and is suitable for group gatherings or special occasions. The Farmhouse can accommodate up to 11 adults in five bedrooms, has a large farmhouse kitchen/dining room, two lounges, 3 bath/shower rooms and a seperate WC. There is an enclosed rear garden and has parking next to the unit.

### **Pre-Arrival**

- The access statement for Puncknowle Manor Farmhouse is available on request from the Puncknowle Manor Estate Office - 01308 897706 or 07717 290096.
- Brochures for Puncknowle Manor Farmhouse are available from the estate office - 01308 897706/07717 290096.
- Full details on Puncknowle Manor Farmhouse are available at [www.puncknowlemanorestate.co.uk](http://www.puncknowlemanorestate.co.uk).
- The Farmhouse has retained many original features, such as flag stone floors and internal steps and a cobbled parking area.
- 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 1.7miles, nearest village with amenities Burton Bradstock 3.6 miles, Farm Shop 1 mile.
- Shop-mobility scheme operates in Dorchester - 12.7 miles.
- There are five radar toilets in the Bridport Area. East and West Street Car Parks, Eype Picnic Area, Bridport Town Hall, Greyhound Inn.

### **Arrival & Car Parking Facilities**

- A village location map can be found on the brochure and website.
- Postcode for the Farmhouse is DT2 9BX
- Once in the village of Puncknowle, head east through village with

Crown Inn on your left and church on your right, look for the farm entrance on your right opposite Looke Lane. Turn into the farm going up the hill. The Farmhouse is at the end of the lane on your right hand side. Park on the cobbles to the side and rear of the house. There is 5 parking spaces available.

- From the cobbles the Farmhouse is accessed through the rear door by the cellar steps.

### **Main Entrance, Reception & Ticketing Area**

- The Farmhouse is accessed from the door off the cobbled parking area. There are two steps in to the property and then further steps into the main part of the house.
- There are 4 keys for the Farmhouse, available to guests at all times.
- Guests are contacted the week prior to their stay to arrange a mutual arrival time.

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

- There are three floors in the Farmhouse. The ground floor has a shower room, laundry room, kitchen/dining room and two lounges. The first floor has three double bedrooms (one en-suite), a single bedroom, bathroom and separate WC. The second floor has the family room with double bed, and two singles. Both floors are accessed by stairs only. Both sets of stairs are carpeted, the top flight being steep.
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### **Public Areas - Sitting room, lounges, lobbies etc**

- Both lounges are equipped with comfy chairs, coffee tables and have carpet on the floor.
- The kitchen/dining room has a wooden floor, dining table and chairs and a small breakfast bar with 2 stools.
- The phone in the Farmhouse can only accept incoming calls on 01308 897692 and also allows free emergency calls.
- Highspeed wireless broadband is available in the farmhouse.
- The hall, stairs and landing are all carpeted, Both sets of stairs have handrails.
- One lounge is equipped with TV, video and DVD facilities and digital

TV.

- The Farmhouse is equipped with fire extinguishers, a fire blanket and smoke alarms.

### **Additional Information**

- The Farmhouse is equipped with fire extinguishers, fire blanket and smoke alarms.
- Smoking is not permitted in the bedrooms.
- Fire exit signs are in place.
- Torches are available.
- Out of hours help - 07717 290096

Address: Puncknowle Manor Farmhouse  
Puncknowle  
Dorchester  
Dorset  
DT2 9BX

Telephone: Office - 01308 897706  
Mobile - 07717 290096  
Puncknowle Manor Farmhouse - 01308 897692

Fax: Office fax - 01308 898022

Email: [cottages@pknlest.com](mailto:cottages@pknlest.com)

Website: [www.puncknowlemanorestate.co.uk](http://www.puncknowlemanorestate.co.uk)

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 01308897706 or email**

**cottages@pknlest.com**

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**Created: 17 June 2009**