

## **Access Statement for Wareham's Barn**

### **Introduction**

Wareham's Barn is a self-catering holiday let on the Puncknowle Manor Estate, near Dorchester.

Wareham's Barn is a barn sympathetically converted with some original features still in place. The barn is suitable for couple/family holiday/breaks accommodating upto 5 guests in 2 bedrooms. There is an open plan living area and 2 bathrooms. There is an enclosed garden and parking next to the unit.

### **Pre-Arrival**

- The access statement for Wareham's Barn can be viewed at [www.pmestate.com](http://www.pmestate.com) or on requested from Puncknowle Manor Estate 01308 897706 or e-mail [office@pmestate.com](mailto:office@pmestate.com).
- Full details of Wareham's Barn can be found at [www.pmestate.com](http://www.pmestate.com)
- Wareham's Barn is a short walk from the centre of the village of Puncknowle where there is a bus service 6 days a week. Further services are available from Swyre which is 0.75 miles away.
- Nearest town is Bridport 6.7 miles – supermarket, library and high street facilities.
- Nearest coast – West Bexington 1.7 miles, nearest village with amenities - Burton Bradstock 3.6 miles, farm shop 1 mile.
- Shop-mobility scheme operates in Dorchester 12.7 miles
- There are 4 radar toilets in the Bridport area – West street car park, Eype Picnic Area, Bridport Town Hall, Greyhound Inn, Bridport.

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

- A location map of Puncknowle and Wareham's Barn can be found at [www.pmestate.com](http://www.pmestate.com).
- The postcode for Wareham's Barn is DT2 9BJ.
- For directions the Wareham's Barn, the postcode DT2 9BJ on your sat-nav or phone will get you very close. Please use the map in "Contact Us" on our website - [www.pmestate.com](http://www.pmestate.com) - to locate the village of Puncknowle. Drive east on Church St., through the village, past the Estate entrance, following the road as it turns sharply right. The road name then changes to Clay Lane. From there drive up the hill approximately 1/3 mile. Look for the farm track (Signed Wareham's) on the left, go up the well maintained track about 500 meters. Alternately, from the coast road (B3157) turn onto Clay Lane, go up over the hill and down approximately 400 meters, the turning will be on your right.

The nearest mainline station is Dorchester South. There is a bus service from Puncknowle – or Burton Bradstock – to Bridport, Dorchester and Weymouth.

- From the parking area the property is accessed over the lawn using the paving slabs to the wooden/glass door.

### **Main Entrance**

- The property is entered through the wooden door, there is one step into the property.
- There are 2 keys for Warehams Barn.
- Guests are contacted during the week prior to their stay to arrange a mutual arrival time.

### **Public Areas – Hall, Stairs, landing, Corridors etc**

- There are 2 floors in Warehams Barn. The ground floor has an open plan kitchen/dining/living room and shower room. The first floor has a double bedroom, twin bedroom, bathroom and a seating area. The living area and bedrooms have wooden floors with rugs and bathrooms have vinyl flooring. The stairs are wooden with a 180 degree turn half way. There is a handrail.
- Both floors are level once on them.

### **Public Areas – sitting rooms, lounge, kitchen, bedrooms**

- The lounge is equipped with comfy chairs, coffee table, TV and DVD.
- The kitchen/dining room has a kitchen table with seating for 5. The kitchen is equipped with a cooker, hob, washing machine, fridge/freezer, kettle, microwave, toaster. There is a telephone and wi fi.
- The bedrooms have beds, bedside table and wardrobe storage. There is a travel cot available.
- The downstairs shower room has 1 small step into the shower and is equipped with a shaver socket.
- Customer controlled heating is available at Warehams Barn.
- There is access to the enclosed garden/patio area from the living area. There is 1 step out onto the patio.
- The garden is equipped with a charcoal BBQ, wooden seating for 6 guests and a washing line.

### **Additional Information**

- Warehams Barn is equipped with fire extinguishers, fire blanket and smoke alarms.
- Smoking is not permitted in Wareham's Barn.
- Torches are available.
- Out of hours help – 07717 290096
- Property address – Wareham's Barn, Clay Lane, Puncknowle, Dorchester, DT2 9BJ.
- Landline number for Warehams Barn (incoming only) 01308 898704
- Office contact details – Puncknowle Manor Estate, Puncknowle, Dorchester, DT2 9BX. Tel – 01308 897706, Mob 07717 290096. E-mail – [office@pmestate.com](mailto:office@pmestate.com). Website – [www.pmestate.com](http://www.pmestate.com)
- Local accessible taxi – Bob's cars Dorchester 0800 413190

### **Future Plans**

- We are continually looking for areas in which we can improve facilities for guests.

### **Contact Telephone and e-mail address**

We welcome your feedback to help us continually improve. If you have any comments please e-mail us – [office@pmestate.com](mailto:office@pmestate.com)