

Access statement

Introduction

Dolphin Cottage has been dated by the Somerset Record Office as being built in the 17th Century, if not in the later part of the 16th Century. The cottage still retains a number of the historical features dating from this time, such as the beamed ceiling in the sitting room, the winding staircase and lower doorway openings than current building standards. Any guest who would like more information about these features is advised to telephone on 01225 722100 prior to making a booking. Photographs can be sent of any feature which guests may wish to see either by email or by post prior to a booking.

Due to the historic nature of cottage, guests with impaired mobility or vision should be accompanied by a non-impaired companion.

The cottage is attached on one wall to our own home, Dolphin House, which is next door to the cottage. It is sited on one of the lanes leading into the village of Freshford.

No smoking is allowed in the cottage and no pets are allowed. It is a condition of our household insurance that no candles are used in the cottage.

The cottage sleeps a maximum of 5 persons plus a baby in a cot.

Pre-Arrival

- Website – www.dolphincottage.com
- Bookings/ enquiries can be made by email, telephone, or post
- **Information can be supplied in large print upon request**
- Public transport timetables and taxi details can be sent out with the booking and are available at the cottage
- Bath Spa railway station is about 6 miles from the cottage and there is a permanent taxi rank outside the station.
- There is also a branch line serving Freshford, with a hourly service to Bath. Freshford Station is about 1.5 miles from the cottage.
- Guests can be collected from Freshford Station if requested or it takes about 15 minutes to walk to the cottage (mainly gently uphill).
- There is a local bus service (no 94) serving Trowbridge and Bath with 5 services in each direction each day (except Sundays). There is a bus stop in the lane just 50 yards from the cottage.
- Timetables for both the train service and bus service serving Freshford can be sent to guests prior to arrival.
- Groceries can be purchased for guests with payment on arrival
- Supermarket on line grocery deliveries which guests have pre-ordered can be accepted on the day of arrival
- Nearest shop is Hinton Charterhouse PO and stores – a limited range of grocery items and fruit and vegetables – 1.5 miles from the cottage- open 9am to 5.30pm Mon to Friday (closed from 1-2 each day and from 1pm on a Wednesday, open 9 to 1pm on Saturday). This is less than 5 minutes by car. There is a PO in Freshford (5 minute walk from the cottage) open Tuesday and Friday mornings only. At Bradford on Avon (3 miles from cottage) is a Sainsbury Supermarket and in Bath there is a Sainsbury's, Morrisons and Waitrose. www.sainsburys.co.uk
- There is a farm shop, Springleaze farm shop, open 7 days a week at a distance of 2 miles from the cottage on the junction of the A36 and A366 – less than a 10 minute drive. <http://www.springleazefarmshop.com>
- Newspapers are available from Hinton Charterhouse PO Monday to Saturday and at the Farm shop on a Sunday.
- Directions and a map to the cottage will be sent out prior to arrival

- All bedlinen, kitchen linen, towels will be supplied
- Basic commodities such as dishwasher powder, washing powder, clingfilm, kitchen rolls, loo paper, soap and general cleaning items are all provided.
- The cottage will be fully cleaned and the beds made up prior to arrival
- Fresh flowers are always provided in the sitting room. If guests have a pollen allergy, they are requested to make this known at the time of booking so that no flowers are provided.
- No deposit is taken against accidental damage to the cottage nor any of its contents but guests are requested to inform the owners immediately of any damage or accident so that repair or replacement can be arranged asap. Guests would be expected to take full financial responsibility for any damage to the cottage or its contents caused because of negligence by any member of the guest party.
- A gas safety certificate is provided annually at the cottage.
- An inventory of items is available on request.

Arrival and Carparking facilities

- The cottage is available from 3pm on the day of arrival. The cleaning and preparation of the cottage takes the full five hours from the departure of the outgoing guests, so arriving guests are specifically requested not to arrive prior to 3pm
- It is possible for guests to drop off their luggage earlier in the day to suit their travel plans.
- Information can be provided on the opening times of the local pub, The Inn at Freshford, if guests are arriving earlier than 3pm and want somewhere to have lunch before entry to the cottage.
- Guests are advised to park in the lane outside the cottage to unpack their vehicle.
- On arrival, guests will be greeted personally, shown over the cottage and given the keys.
- Assistance can be given to carry items into the cottage.
- Parking is in a designated area of the driveway entrance to Dolphin House. There is ample parking for 3 cars. The parking area is lit with security lighting, which is turned on with a movement sensor. The driveway has a stone chipping surface.
- Access to the cottage from the driveway area is along the drive – approximately 30 metres to the lane and then along the lane, approximately 10 metres (no pavement) to the cottage porch.
- The cottage porch has a small step up 100mm from the lane and is 1.120m wide and then another 100mm step over the entrance door threshold.
- The front door hinges on the right hand side and the front door entrance is 775mm wide and 1.700m high.
- The street lamp across the lane lights the cottage porch.
- Bicycles can be stored in the logstore in the garden of the cottage but no responsibility is taken for these bicycles under the rental terms by the proprietors.

Heating/lighting/ utilities etc

- The rental charge for the cottage includes the provision of heating and lighting, unlike some self catering properties.
- The cottage is fully centrally heated by a gas powered condensing boiler. Guests have free and full access to adjust the heating to their personal requirements. Guests are though requested to use the heating judiciously and not have windows open when the heating is on.
- Hot water is from a pressurised hot water cylinder of xx capacity heated from the boiler. Hot water is heated via the boiler 24 hours a day.
- There is mains water and mains sewage disposal.
- Being in a limestone area, the water is hard.
- There is a gas oven.
- There is BT land line telephone access to the cottage. The telephone number for the cottage line is 01225 720106. There is one handset in the sitting room and one in the

master bedroom. One telephone has an answering machine for any calls guests may have whilst away from the cottage.

- Any telephone calls made on this line during the stay will be charged at standard BT rate and we ask for payment for these calls on departure from the cottage. An itemised bill of the calls will be provided. There is no charge for weekend or evening calls (from 6pm to 8am) on this line to landline UK numbers starting 01,02 and 03 and lasting under one hour.
- Full Wi-Fi access is provided in all rooms of the cottage – again this is included in the rental charge for the cottage.
- There is a computer for guest use – again with full Wi-Fi access. There is no printer for the computer.
- Mobile telephone reception is generally good (Vodaphone and O2 excellent coverage) – but is network dependent
- An initial large basketful of logs is provided for guests' use of the woodburning stove.
- There is a widescreen (screen size 500mm high x 290mm wide) television in the sitting room with video and DVD player
- There is a CD player/radio in the sitting room with two free standing speakers and a digital radio in the kitchen.
- There is a smoke alarm in the rear lobby area on the ground floor and on the landing ceiling on the first floor.
- All internal doors are closed with traditional hasp and latch. The bathroom and GFWC have locks
- Both external doors have 5 lever locks operated with a key.
- All room light switches are at shoulder height and power points at ground level (except those at worktop height in the kitchen).
- If the stay is for more than one week, full cleaning and change of linen will be provided once a week and is included in the rental charge.
- Electricity and telephone service is supplied by overhead power cables. In periods of exceptional high winds or snow, we can experience power cuts. If these do occur, we will supply lanterns for emergency lighting.

Reception Hall and Sitting room

- The front door opens into the reception hall and sitting room area. The hall area has a stone flagged floor and is open on the left to the sitting room which has fitted carpet. There is a timber threshold strip between the stone flags and the carpet with a height of 10 mm. There is a doormat on the stone flags inside the entrance door.
- There are two windows to the sitting room on the south and east elevations
- Lighting is by three wall lamps and two freestanding task lamps and one table lamp
- Heating is with two double radiators.
- There is a woodburning stove in the inglenook fireplace and a fireguard for use in front of the stove. The woodburner stove sits on a stone flagged hearth. The doors to the woodburner stove are to be kept shut at all times except when placing logs on the fire. Parents must take responsibility for ensuring that their children are not allowed near the fire if the woodburner is lit.
- TV, video player, DVD and CD player are located in the corner cupboard in the sitting room. All of this equipment has remote access.
- Furniture – 2 seater leather sofa, 2 No leather armchairs and wooden bergère chair, low round table, two chair height side tables, one low level side table and a writing desk. All of the furniture is moveable.
- There is an upright piano in the reception hall with piano stool. The piano is tuned annually.
- The beamed ceiling in the sitting room has a central beam giving a clear height of 1.810 m and then the beamed ceiling gives a clear height of 1.980m at its lowest point. The ceiling beam between the reception hall and the sitting room gives a clear height of 1.830

Kitchen, Ground floor lavatory and rear lobby area

- These areas are accessed by two steps with 185mm high risers and 750mm wide from the sitting room to the rear lobby area. There is no handrail on these two steps
- The rear lobby and GFWC areas are tiled with quarry tiles
- The part glazed door to the garden leads from the rear lobby with two steps with 185mm high risers down to the garden terrace.
- The rear lobby houses the boiler, computer and tumble drier. It is lit with one ceiling light and one wall light. It has one radiator.
- There are four coat hooks in the rear lobby area and also a supply of re-useable shopping bags, pegs in a bag and several umbrellas for guest use. There is also a torch.
- The GFWC, which leads off from the rear lobby has a low level WC and cistern and free standing wash hand basin. It has one window facing east and a central wall light and one radiator
- The kitchen leads off from the rear lobby and has two windows facing east and west. The floor covering is industrial grading cushioned vinyl flooring and there is one double radiator.
- Freestanding gas cooker, with oven, four burners and eye-level grill, fridge/freezer, dishwasher, washing machine, xx wattage microwave, electric coffee maker, electric food mixer, electric liquidiser, electric coffee grinder, electric toaster, electric kettle, Hoover, electric steam iron. Ironing board with adjustable heights.
- Wall mounted fire extinguisher
- Round dining table and 5 dining chairs with arms.
- 6 wall lights and 2 fluorescent tubes.
- Double sink with swivel mixer tap
- Worktop height is 900mm
- Extractor fan
- All kitchen cupboards are floor mounted and there is one full height double cupboard.
- The ceiling beam in the kitchen gives a cleared height of 1.890m – the general ceiling height is 2.060m

Staircase and first floor landing

- A door, with latch, opens from the reception hall onto the original winding staircase of the cottage with a first riser of 300mm height
- The staircase then rises with 7 winding treads of varying riser height of between 190mm mm and 210 mm to a quarter landing and with a further two steps to the first floor landing.
- The staircase is carpeted.
- A handrail is fitted to the left hand side of the staircase as you ascend the stairs.
- The first floor landing leads to the master bedroom and single bedroom on the RH side and then with a further two steps 210mm deep to the bathroom and twin bedroom. There is no handrail to these steps.
- The staircase and landing area are lit with two wall lamps and a ceiling light and there is one radiator.
- The area also has two velux windows.

Master bedroom

- Two windows, one facing south, one facing east.
- 2 wall lamps and 2 table lamps
- 5'0" width interior sprung Relyon divan bed – height 530mm
- 4 No. man made fibre pillows and duvet
- Egyptian cotton bedlinen.
- Wardrobe and dressing table chest with mirror, side chair and 2 No bedside tables.
- Radiator with towel rail
- Electric hair dryer
- Fully carpeted

Single bedroom

- One window facing east
- 1 No. wall lamp, one table lamp and one downlighter
- 3'0" width interior sprung Relyon divan bed – height 530mm
- 2 No. man made fibre pillows and duvet with Egyptian cotton bedlinen
- Built in wardrobe, vanity unit with wash hand basin and cupboard under. Vanity unit height 800 mm.
- Radiator
- Side chair
- Fully carpeted

Bathroom

- Floor and walls fully tiled with ceramic porcelain tiles
- One window facing east
- Steel bath with central filling and waste system – bath 1700mm long by 800mm wide and 550 mm deep
- Fully pressured shower fitting over bath, thermostatically controlled
- Thermostic bath fill
- Wall hung ceramic WC with dual flush push button system – seat height is 440mm
- Stone vanity unit top with undercounter wash hand basin with popup waste and lever control – height – 885mm
- Under counter cupboard with cleaning materials and space for guest's personal toileteries.
- Large mirror – 1.380m wide x 960mm high.
- Electric extractor fan
- Three halogen downlighters and 1 No Wall lamp
- Shower curtain
- Towel radiator – 1550 mm high x 550mm wide
- Shaver point
- Rubber bath mat available
- Hand wash and shower gel, loo paper and tissues supplied.

Twin Bedroom

- Two windows one facing east, one facing west
- Gabled ceiling
- Two wall lights and two table lamps
- 2 No 3'0" wide interior sprung Relyon divan bed – height 530mm
- 4 No. man made fibre pillows and duvets with Egyptian cotton bedlinen
- Two bedside tables
- Wardrobe and chest of drawers
- Side chair
- Radiator
- Fully carpeted

Garden

- Level south west facing garden with grassed area and stone flagged terrace area.
- Two outdoor lights
- Two steps from terrace area to stone chipping pathway to stone log store where refuse bins and garden furniture are stored.
- Stone flagged path with one step to gate to lane. Garden gate with latch and bolt.
- There is a whirling clothes line in the lawned area of the garden. Also a drying rack is supplied in the rear hallway of the cottage.
- A wooden garden table and bench are on the terrace, with a tablecloth provided
- Five easy garden chairs are provided
- A selection of culinary herbs are grown in the garden for guests to use.

Generally

- Information folder in sitting room contains information on the area etc. General information can be available in large print format.
- Local telephone directory supplied in sitting room
- Emergency numbers for general emergencies and doctor provided next to telephones at Ground floor and First floor
- All carpets are thoroughly vacuumed using an anti-allergy vacuum cleaner
- Our household insurance insists that all windows must be closed when guests are away from the cottage and all ground floor windows to be locked. We specifically request that guests carry out this requirement.
- If guests leave any item behind in the cottage after their departure, the owners request that postage and packing is paid for prior to the items being mailed back to the guests.

Children

- Children of all ages are welcome at the cottage.
- A travel cot can be provided but cot linen is not provided.
- A high chair is available
- The front door from the cottage opens directly onto the lane so we advise that parents ensure that this door of the cottage is kept locked at all times.
- Because of the winding nature of the staircase, young children should be supervised at all times when using the staircase.

Contact information:

- Contact address: Dolphin House, Freshford, Bath BA2 7UQ
- Contact telephone number: 01225 722100
- Email: info@dolphincottage.com
- Website: www.dolphincottage.co.uk
- Train information – First Great Western ; <http://www.firstgreatwestern.co.uk/>
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- Bus information – no 94 bus - Libra Travel (01761 435529).
- Freshford Information – www.freshfordvillage.com
- Bath Tourist Office – www.visitbath.co.uk
- Bath taxi service – Abbey Taxis – 01225 444444
- Shopmobility in Bath – see information on <http://www.bathnes.gov.uk/BathNES/leisureandculture/tourismandtravel/shopmobility.htm>
- Taxi companies in Bath offering disabled access <http://www.bathnes.gov.uk/bathnes/business/licencesstreettrading/taxisdisabledaccess.htm>

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