

Groom's Cottage  
Corfe Castle  
Dorset  
BH20 5ED

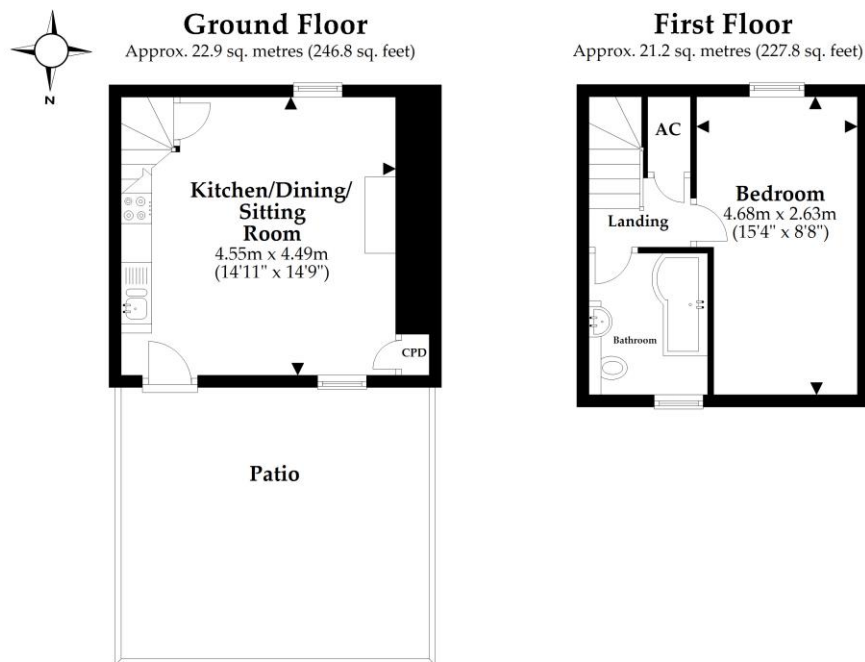
Ref: 003048  
Sleeps 2 + cot: One double



## Introduction

- This cottage is semi-detached and is situated in the village of Corfe Castle
- The approach is via a footpath between neighbouring cottages
- Parking is available at a nearby cottage, which is located across a busy road and along an uneven pathway
- The cottage can accommodate two guests
- The ground floor has a kitchen and lounge, a staircase up to the first-floor bedroom and bathroom
- The cottage has radiators and a wood burner in the kitchen/dining/sitting room
- There is a patio area at the front of the cottage
- The cottage has steep and narrow stairs

## Floorplan



Total area: approx. 44.1 sq. metres (474.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood

## Pre-Arrival

- See the main webpage for booking and location details
- Please contact us prior to booking if you have any specific access requirements
- Directions provided with booking

## Approach, parking facilities and arrival.

- Parking is available at nearby Boar Mill Cottage, located directly below Corfe Castle with an approach down an uneven lane accessed from the busy main road
- There is one allocated parking space for the cottage on the gravel area in front of Boar Mill Cottage (see photo below)
- Guests will need to walk along a steep and uneven path towards the main road. The main road is busy with traffic, we therefore advise walking into Corfe village to use the pedestrian crossing (which is located up the hill and around the turn in the road). After crossing the road there is a gap between buildings (see photo on next page). Go through the gate and along the path, Groom's Cottage is the last building on the right-side row of houses.
- There are two steps up to the patio area both at a height of 15cm
- Enter the property through the front door
- The key is stored in the "key safe" on the wall by the kitchen door at a height of 140cm
- The front door is the main entry point and has an opening clearance of 74cm and a step at a height of 8cm. The door height is 170cm, the door lock at 120cm







## Getting around the cottage

The accommodation is on two floors with stairs up from the kitchen/dining/sitting room (please see floor plan).

- Level one: Through the front door is the open plan kitchen, dining and sitting room. Stairs are in the corner of the room lead to the first floor.
- Level two: At the top of the stairs there is a double bedroom and a bathroom



## Kitchen, dining and sitting room

- Wooden floorboards throughout
- There are two windows with views of the front patio and the neighbour's garden
- Window seats at heights of 63cm and 74cm
- Two single wall lights, two recessed spotlights and a standard lamp
- The dining table has a height of 74cm, a knee clearance of 62cm and two chairs with a seat height of 44cm
- Open fireplace with a wood burner and a hearth height of 4cm
- There is a radiator located under the front window
- Height of the worktop is 92cm
- There are wall and floor cabinets
- Lever mixer tap
- Corner sofa with a seat height of 45cm
- Sloping wall under stairs at the lowest point has a height of 90cm



## Stairs and landing

- The doorway to the stairs has a width of 71cm and height of 181cm, step up at a height of 22cm
- Ten steps at a height of 22cm and width of 95cm
- The stairs are carpeted in centre section and there is one spiral turn
- Handrail on right side ascending
- Central ceiling light

- Landing area with doors into the bedroom and kitchen
- The doorway to the bathroom has a width of 72cm and height of 181cm
- The doorway to the bedroom has a width of 72cm and height of 176cm
- Airing cupboard
- Wooden floorboards throughout



## Bathroom

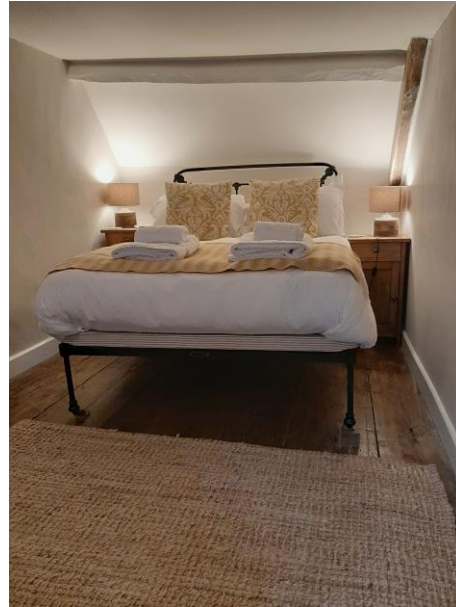
- The toilet height is 43cm
- The sink height is 80cm
- There is a shower attachment over the bath, the side of the bath is 60cm high
- Two recessed spotlights and a vanity light
- Heated towel rail
- Pillar taps
- There is a window with obscured glass
- Sloping ceiling, lowest point has a height of 129cm

## Double Bedroom

- Double bed 5'150cm wide x 6'4"/195cm length x 24"/62cm high
- Clearance under the bed is 34cm
- There are two bedside cabinets and a chest of drawers
- There are sloping ceilings on both sides of the room, at lowest point 186cm high
- Window with view of neighbour's garden
- Radiator located on internal wall
- Chair with a seat height of 50cm



- Wooden floorboards and a rug
- Two single wall lights and two bedside lights



## Additional Information

- Dogs are **not** allowed at this cottage
- In the event of a fire, it is the responsibility of the guest to evacuate themselves. Vibrating fire/smoke detectors are available at the time of booking. Please contact us if you have any specific requirements in this respect.

## Facilities at all cottages

The National Trust aims to expand the list of accessible /equipment/items available at each cottage and these may include

- Cordless kettle
- Chair with armrests
- Reading light
- Large handle vegetable peeler
- Easy tin opener
- Non-slip mat for bath/shower
- Information in alternative formats (on request)

Please note that we cannot guarantee that all items will be available at the time of your visit. Please enquire at the time of booking regarding any specific requests.

## Specialist equipment

Specialist equipment such as wheelchairs, may be available for loan or purchase from the local Red Cross loan centre. Please check the link below and contact us if you require further information.

[Hire or borrow a wheelchair | British Red Cross](#)

## Plan to improve access

- We are currently in the process of writing accessibility guides for all our holiday cottages with the aim to improve access over time for all our guests. All feedback is very helpful and we welcome any comments or ideas from you about access at this cottage. Please do this in the most convenient way for you, see contact details below or information on website. Thank you for assisting us with our improvements.

## About the Accessibility Guide

- This Accessibility Guide is intended to provide key information about the accommodation that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific to your needs. We will be happy to help.  
Email: [cottages@nationaltrust.org.uk](mailto:cottages@nationaltrust.org.uk)  
Phone: 0344 8002070

## Access for all

- The National Trust Access for All office works to improve access at our accommodation and properties. The office welcomes comments and ideas on improving access.  
Phone: 01793 818531  
Email: [accessforall@nationaltrust.org.uk](mailto:accessforall@nationaltrust.org.uk)

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