

North Cottage
Purbeck
Dorset
BH20 5BJ

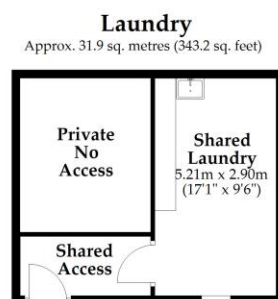
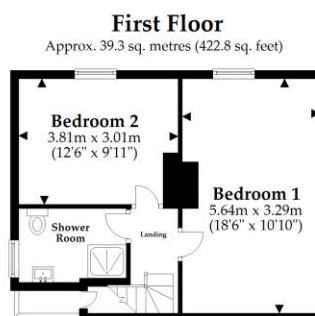
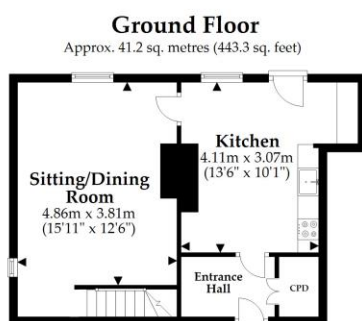
Ref: 003013
Sleeps 3 + cot: One double, one single



Introduction

- This cottage is semi-detached. It has two other cottages close by: Middlebere Farmhouse and The Bakehouse
- The approach is via an uneven single-track lane on the edge of Arne Bird Reserve
- There are parking spaces on gravel at the end of the lane, just outside the main gate to the cottage
- The cottage can accommodate three guests plus a cot
- The ground floor has a entrance hall, kitchen/diner and lounge
- The first floor has a double bedroom, single bedroom and a shower room
- The property has under floor heating on the ground floor, radiators on the first floor and a wood burner in the sitting room
- There is a shared bird hide nearby
There is a lawn area at the front of the property

Floorplan



Total area: approx. 112.3 sq. metres (1209.3 sq. feet)

This plan is not to scale and it is for general guidance only

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
- Bring a torch if arriving in the dark as there are no streetlights

Approach, arrival and parking facilities

- Approach the property along the uneven track and park to the right of the main gate.
- There are several parking spaces available for the three properties at this location.
- Enter through the wooden gate into the garden space in front of the cottage, walk along the uneven path towards the front door on the right, past Middlebere Farmhouse.
- The front door is the main point of entry. The key is located inside the “key safe” on the wall on the right by the front door at a height of 155cm
- Front door opening width is 65cm, height is 182cm. Door lock at a height of 110cm
- The rear garden entrance door is immediately opposite

Getting around the cottage

- Ground floor: The front door opens into an entrance hall which leads to the kitchen. The kitchen has a back door into the garden and a further door into the sitting room. In the sitting room stairs lead to the first floor.
- First floor: The stairs led to a landing from which both bedrooms and the bathroom are accessed.



Entrance hall

- When you are inside the entrance hall there is a door straight ahead which opens into the kitchen, the width is 73cm and the height is 179cm
- Tiled flooring throughout
- Central ceiling light
- Three wall hooks at a height of 156cm
- Bench with a seat height of 44cm
- Airing cupboard

Kitchen and dining area

- Stone flooring throughout
- There is a window which overlooks the rear garden
- Height of the kitchen worktop is 92cm. There are floor cabinets.
- The dining table has a knee clearance of 58cm and a height of 75cm. There are two chairs with a seat heights of 45cm
- There is a central ceiling light, two spotlight strips each with two spotlights, and one single spotlight
- Pillar mixed tap
- The door to the lounge is at a width of 69cm, and the height is 193cm
- The door to the garden is at a width of 84cm, height is 178cm with a step down of 8cm



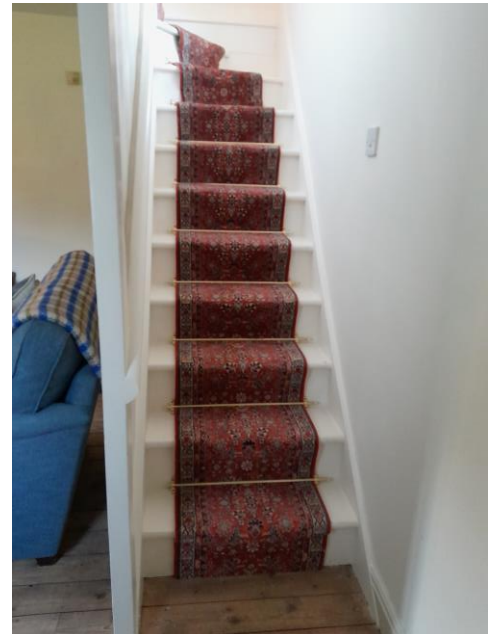
Sitting Room

- Floorboards and a rug
- There is one armchair with arm rests and a seat height of 45cm
- Two-seater sofa seat with seat height of 45cm high
- Central ceiling light, one standard lamp and one task lamp
- There is a window looking out over the garden
- There is a TV
- The fireplace has a wood burning stove, a mantel at a height of 130cm and hearth at a height of 7cm



Stairs and landing

- Central ceiling light
- There are 12 stairs with one spiral turn, carpeted on the centre section, with a handrail on the left side for the first 8 steps (ascending) switching to the right side for the final 4 steps
- Each step is a minimum of 69cm wide and a maximum of 20cm high. They are narrow in depth and care should be taken when ascending and descending
- The landing has three doors
- The door on the left to the shower room has a width of 65cm and height of 191cm
- The door straight ahead to the single bedroom has a width of 65cm and height of 192cm
- The door to the right to the double bedroom has a width of 64cm and height of 190cm
- Window on right side of stairs (ascending)
- Floorboards throughout the landing



Shower room

- Floorboards throughout
- There is one window with views over the rear garden, BBQ and seating area
- Pillar taps
- The toilet height is 45cm, the sink height is 85cm
- Shower tray height of 13cm with controls at a height of 122cm
- There is a central ceiling light and a vanity mirror light
- Heated towel rail



Single Bedroom

- Doorway width 66cm and a height of 192cm
- One single bed at a width of 3'92cm x 6'4"/195cm in length
- Clearance under the bed of 39cm
- Sloping ceiling over half of the room, 84cm high at lowest point
- A ceiling light and a bedside lamp
- Chest of drawers and a bedside table
- Window with view of the garden
- Radiator located on the exterior wall
- Floorboards and a rug
- Chair with a seat height of 41cm
- Coat peg rack on right side of bed at a height of 170cm

Double bedroom

- Doorway width 64cm and a height of 190cm
- Double bed 5'150cm wide x 6'4"/195cm length
- Clearance under the bed is 31cm
- Sloping ceiling on both sides of bed, 85cm high at lowest point
- There is a ceiling light and two bedside lamps
- There are two chests of drawers and a storage chest
- A window with views over the garden
- The radiator is located on an internal wall
- Floorboards and a rug
- There is a chair with a seat height of 46cm
- Fireplace (not in use) with a mantel at a height of 104cm



Garden

- The garden is shared with your neighbour and is accessed from the kitchen by the back door
- The doorway is 84cm wide, the height is 178cm and there is a step down of 8cm
- The garden is mostly uneven lawn
- The paths are uneven
- There is a public footpath at the end of the garden
- There is a table with a height of 73cm, a knee clearance of 70cm, with five chairs at a seat height of 45cm

Laundry (shared area)

- Key safe located on right side of the door at a height of 150cm
- Door lock at height of 80cm, opening width of 118cm, height of 196cm
- Uneven concrete floor throughout
- Countertop at a height of 90cm
- Two washing machines and one dryer located underneath counter
- Window onto front of property
- Central strip light
- Belfast sink at a height of 70cm
- Private storage areas (not accessible to guests)

Additional Information

- Dogs are 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

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

April 2022