

Agent's House
Brownsea Island
Poole Harbour
BH13 7EE

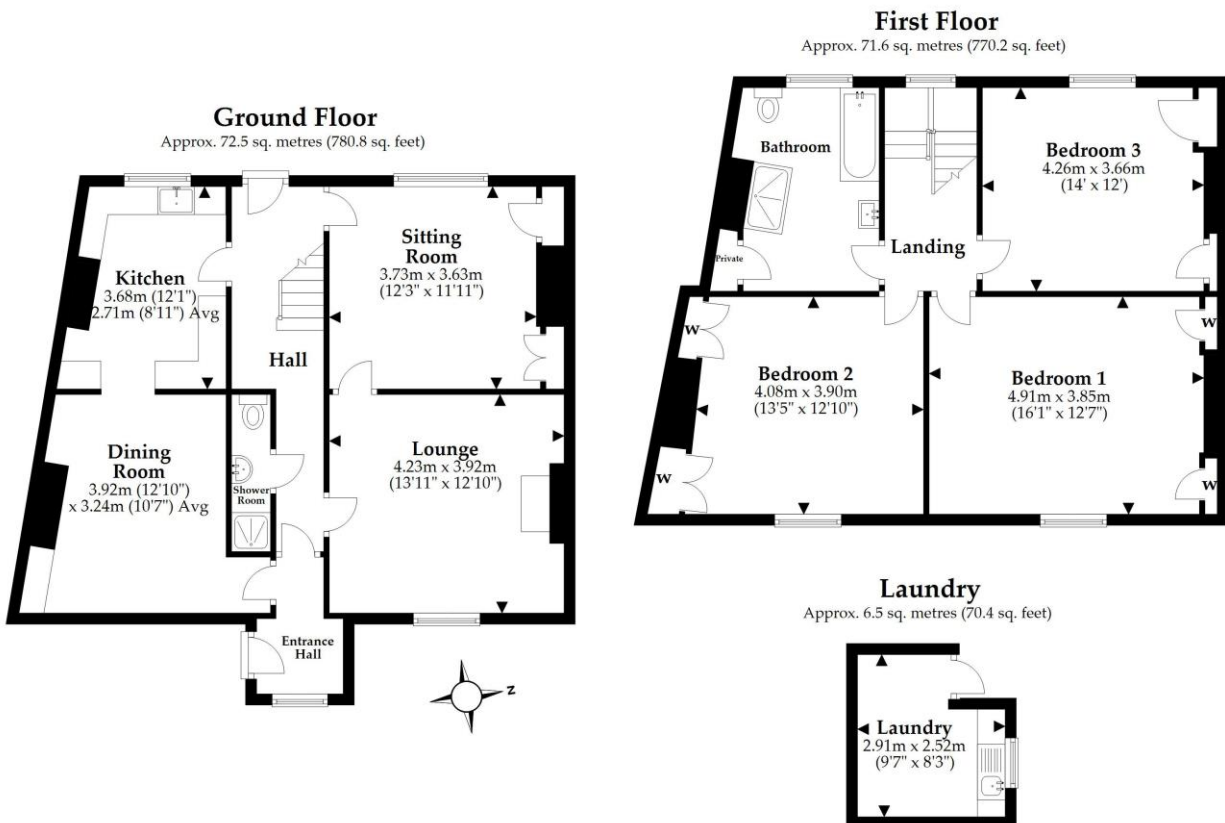
Ref: 003043
Sleeps 6 + cot: One double, one double/twin, one twin



Introduction

- This is a semi-detached cottage on the main quayside on Brownsea Island
- The pedestrian water ferry is the only way to transfer option from the mainland
- The water ferry has restricted departure times both to and from the island
- All luggage must be transported via the water ferry and is therefore restricted to small bags of less than 15kg which can be safely transported by guests.
- There are no shops on Brownsea Island so all provisions must be transferred by guests

Floorplan



Total area: approx. 150.6 sq. metres (1621.5 sq. feet)
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd 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
- Bring a torch if arriving in the dark

Approach, arrival and parking facilities

- The cottage is located approximately 1.5 miles from Sandbanks
- Pedestrian water ferry is the only route to access the island
- There are two allocated parking spaces on the quayside at Sandbanks; the first bollard on the left needs to be removed to access the parking area
- The water ferry provides pedestrian transfers to the Castle Point jetty on Brownsea Island. On arrival follow the path to the right, when you reach the quay walk along the quayside for approximately 100 yards; the cottage is located at the far end of the quay
- Dogs are not allowed onto the island



Getting around the cottage

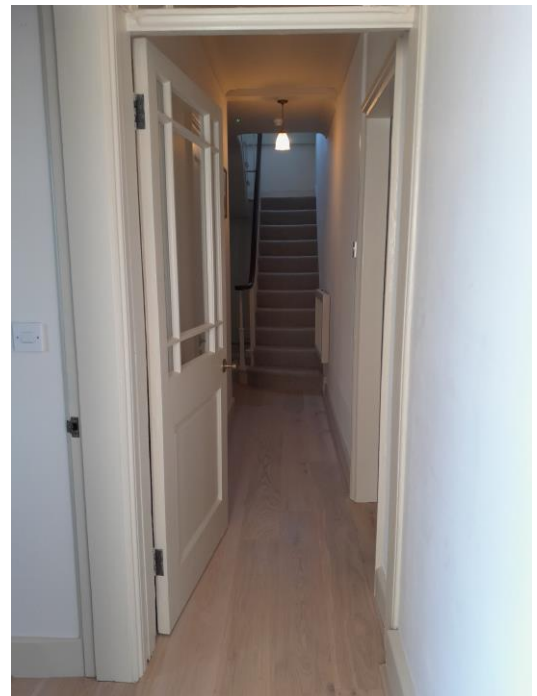
- The accommodation is one two levels: ground and first floor
- Ground floor: Main hall, kitchen & dining room, shower room, sitting room and lounge
- First floor: Two double bedrooms, one twin and a bathroom
- Bench outside on quay has a seat height of 40cm
- Table on the quay has a height of 73cm, knee clearance height of 64cm, width of 70cm and length of 136cm, six chairs with seat heights of 45cm

Getting in and out of the cottage

- The key safe is located on the exterior wall behind the entrance porch, and is at a height of 142cm
- There is a step up to the front door at a height of 16cm
- Front door has an opening width of 80cm and a height of 198cm
- The door lock is at a height of 85cm
- There is a small hall in the porch with a width of 83cm that narrows to 72cm
- Sisal flooring inside the porch

Main hall

- The main hall has a doorway on the left into the kitchen dining room, at a width of 73cm and height of 198cm.
- A doorway on the right into the lounge, at an opening width of 75cm and height of 2m
- A doorway on the left into the shower room, at an opening width of 71cm and height of 195cm
- A staircase leads to the first floor and there are 15 steps, each step is approximately 18-19cm in height and 71cm wide
- At the far end of the hall on the left there is the door into the kitchen, at a width of 75cm and height of 188cm, and with a floor threshold rise of 3cm
- Door into the garden with an opening width of 70cm height of 184cm
- Floorboards and carpeted stairs



Lounge

- Carpet flooring and rug
- Two sofas with a seat height of 43cm and 35cm
- Two armchairs with seat height of 48cm
- Open fireplace
- TV with integral DVD player
- Four double wall lights and two standard lamps

Sitting Room

- Carpet flooring throughout
- Ceiling light with six lamps and a standard lamp
- Radiator located on the wall under the window
- Two mobile radiators
- Window overlooking rear garden
- Door into rear hall with a width of 72cm and height of 187cm
- Two armchairs with a seat height of 47cm



Kitchen dining room

- Wooden floorboards throughout
- Six spotlights from one central fitting in the kitchen, central pendant light and two wall lights in the dining area
- There are wall and floor cabinets and a worktop height of 90cm
- The enamel sink has pillar mixer taps
- There is a window overlooking the rear garden and a window overlooking the quay.
- There is a free-standing fridge freezer with a height of 185cm
- Dining table at a height of 73cm, knee clearance of 61cm and six chairs with a seat height of 49cm
- The arch between the two room has a width of 95cm



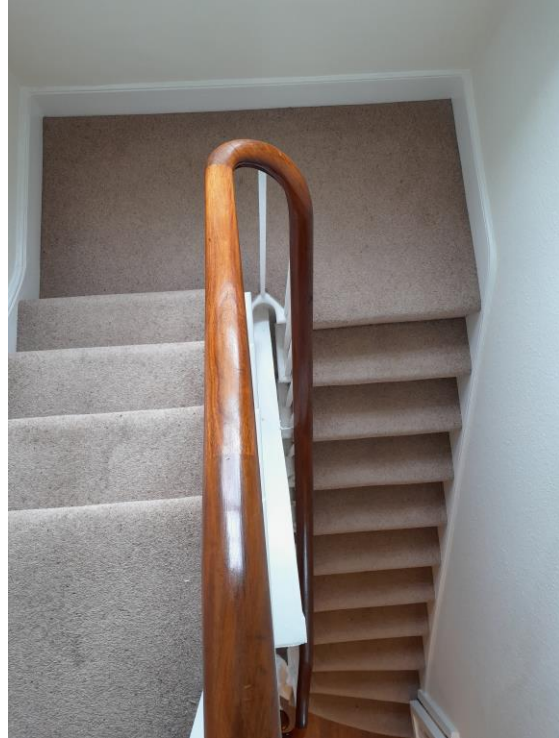
Shower room

- Tiled flooring throughout
- One central light fitting, light over mirror and illuminated mirror
- The toilet height is 42cm, the sink height is 83cm
- There is a separate shower with a tray height at 28cm, controls at a height of 120cm
- There are lever taps
- Heated towel rail

Stairs and landing

- There are 15 steps with a width of 71cm and height of 18-19cm
- The steps are uneven and slope
- There is a hall rail on the left side ascending
- Stair gates at base and top of stairs
- There is a window part way up the stairs with a view of the rear garden
- There is a half landing after the first 11 steps and a further 4 steps to reach the first floor landing
- The landing area is approximately 165cm wide
- The landing has four doors, three to the bedrooms and one to the bathroom
- The first door on the right into the bathroom has a width of 76cm and height of 2 meters

- The second door on the right into the bedroom has a width of 72cm and height of 2 meters
- The first door on the left into the bedroom has a width of 78cm and height of 2 meters
- The second door on the left into the bedroom has a width of 78cm height of 2 meters
- Carpet flooring
- Central ceiling light



Bathroom

- Vinyl flooring
- There is one window, the lower section has obscured glass
- The toilet height is 41cm, the sink height is 88cm
- There is a separate shower with a tray height at 5cm, controls at a height of 125cm
- The bath side height is 56cm high.
- There are lever taps
- There is one ceiling light and a vanity light
- Heated towel rail
- Storage cupboard (no guest access)



Double bedroom (first on right)

- Double divan bed 6'/183cm wide x 6'4"/195cm length x 24"/63cm high. They can be separated into two twin beds
- Clearance under bed(s) 4cm
- There is one ceiling light and two bedside lamps
- There are two built in wardrobes, two bedside cabinets, a chest of drawers and a bureau desk
- Dressing table with a height of 72cm, knee clearance of 58cm and a chair seat height of 44cm
- There is a chair with a seat height of 48cm
- Window with a view of the sea
- Radiator located under the window
- Carpeted floor

Double or twin bedroom (second on left)

- Double divan bed 6'/183cm wide x 6'4"/195cm length x 24"/63cm high, they can be separated into two twin beds
- Clearance under bed(s) 4cm
- There is one ceiling light and two bedside lamps
- There are two built in wardrobes, two bedside cabinets and a chest of drawers
- Dressing table with a height of 72cm, knee clearance of 57cm and a chair seat height of 44cm

- There is a chair with a seat height of 42cm
- Window with a view over the sea
- Radiator located under the window
- Carpeted floor



Double or twin bedroom (first on left)

- Two single beds each are 3'92cm wide x 6'4"/195cm length x 24"/62cm high.
- Clearance under each bed is 4cm
- There one ceiling light and two bedside lamps
- There are two built-in wardrobes and two bedside cabinets
- Chair with a seat height of 46cm
- There is a window with views over the harbour
- Radiator located under the window
- Carpeted floor

Garden and exterior utility room

- The back doorway has an opening width of 72cm height of 185cm
- There are eight stone steps down to garden level each with a height of 15cm and width of 77cm
- The garden is mostly uneven lawn with slabbed seating area and path
- Table height of 71cm and six chairs with a seat height of 43cm

- To the left are three utility buildings, only the laundry room is accessible to guests
- The laundry room has a countertop at the height of 92cm, a sink with pillar taps and a washing machine located under the counter



Additional Information

- Dogs are not allowed onto the island or 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

August 2026