

Custom House
Brownsea Island
Dorset
BH13 7EE

Ref: 003044
Sleeps 4: One double



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

Floorplans



Total area: approx. 41.2 sq. metres (443.0 sq. feet)

This plan is not to scale and it is for general guidance only. IJT 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 on booking
- Bring a torch if arriving in the dark

Approach, arrival and parking facilities

- The cottage is located approximately 1.5 miles from Sandbanks
- A 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 walk along the quay 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 level; entrance hall, lounge and open plan double bedroom, shower room, and kitchen

Getting in and out of the cottage

- There is a step up to the front door at a height of 21cm
- The key safe is located on the exterior wall to the left of the front door, and is at a height of 135cm
- Front door has an opening width of 75cm and a height of 193cm
- The door lock is at a height of 78cm



Entrance hall

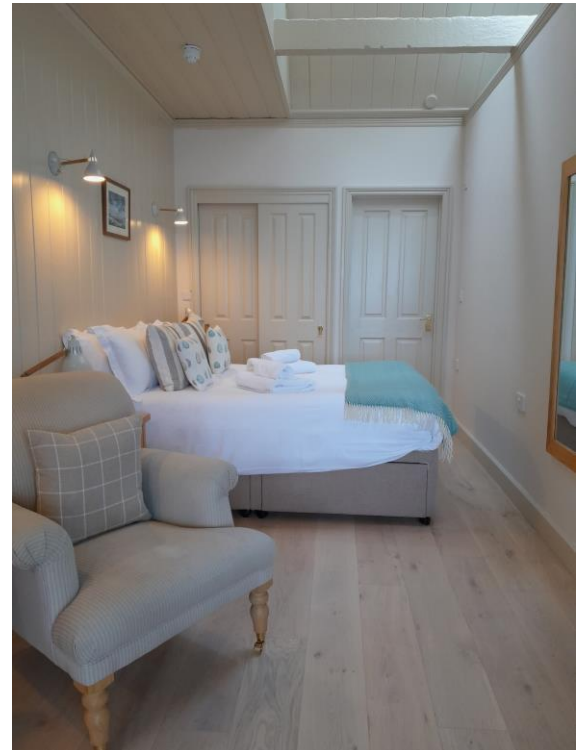
- The entrance hall has a width of 70cm
- Sisal flooring
- Internal window (into lounge)
- Flood board stored on left wall and attachments around front door (for use in emergency only)

Lounge and bedroom area

- Doorway into kitchen has a clearance width of 71cm and height of 198cm
- Floorboards throughout and a rug
- Three-seater sofa with a seat height of 46cm
- One armchair with a seat height of 40cm
- Seven single wall lights
- There are windows looking out over the quay
- There are two radiators located on the side walls
- There is a TV
- Coffee table is height of 45cm wide, depth of 40cm length of 80cm
- Dining table at a height of 75cm, knee clearance at 63cm, and four chairs with a seat height of 48cm
- Double bed 6'180cm wide x 6'4''/195cm length
- Clearance under the bed is 4cm
- Two bedside lamps
- There are two bedside cabinets and a built-in wardrobe

Shower room

- The doorway is 72cm wide and 198cm high
- There is a shower with a tray height of 18cm and opening width of 47cm
- Tiled flooring
- The toilet height is 41cm, the sink height is 86cm



- Central ceiling light and light above mirror
- Illuminated mirror
- Heated towel rail
- Pillar style taps



Kitchen

- Doorway width is 71cm and the height is 197cm
- Wooden floorboards throughout
- One track with 4 spotlights
- Height of worktop is 92cm
- Radiator on adjoining wall
- Lever style mixer tap

Quay

- There is a seating area in front of the property
- Table height of 73cm, knee clearance of 70cm and two chairs with a seat height of 45cm
- There is open water directly in front of the property



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

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