

Westwood Farm House
 Tabbits Hill, near Corfe Castle
 Dorset
 BH20 5HZ

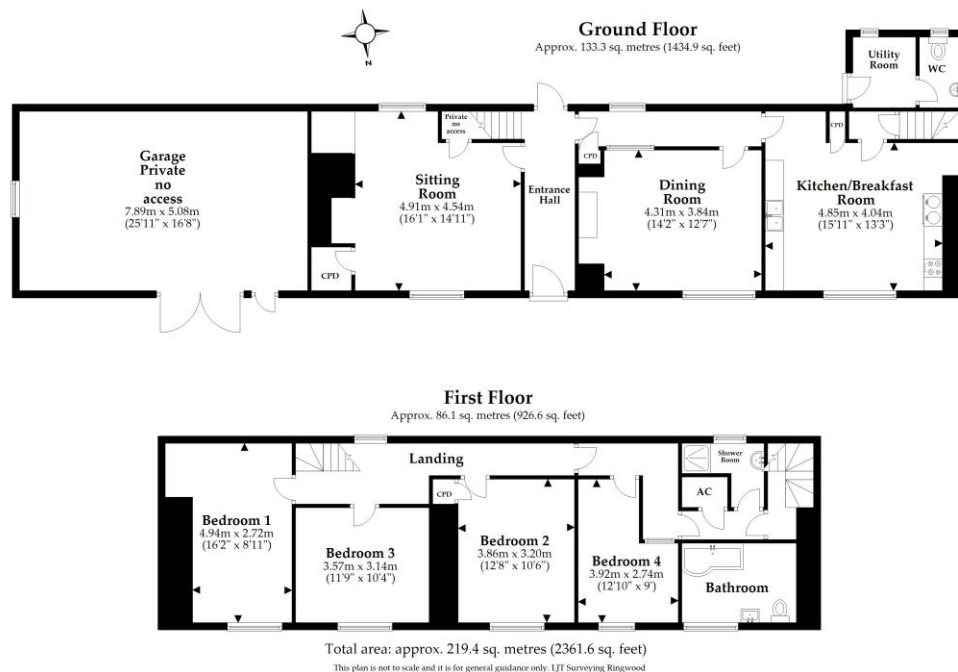
Ref: 003054
 Sleeps 8 + cot: Three doubles, one twin



Introduction

- This detached seventeenth-century detached farmhouse was previously a hunting lodge and is now part of a working farm
- The approach is via a single lane narrow track and should be approached with care
- The cottage can accommodate eight guests
- The ground floor has a sitting room, kitchen, dining room, utility room, and WC, and two staircases up to the first floor
- The first floor has three double bedrooms, one twin bedroom, a shower room and a bathroom
- The cottage has radiators, a wood burner in the lounge and an oil burning stove in the kitchen
- There is a garden at the rear of the cottage
- Adjacent to the farmhouse is the Cheese House cottage

Floorplan



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.

- Located on a working farm the farmhouse is at the end of a single lane narrow track
- There are two allocated parking spaces for the cottage on the gravel area in front of the garage doors
- Guests from the nearby Cheese House Cottage also have an allocated parking space
- The ground leading from the parking space to the front door is uneven
- Enter the property via the parking area to the front gate and along the path towards the front door
- The key is stored in the “key safe” on the wall by the kitchen door at a height of 126cm
- The front door is the main entry point and has an opening clearance width of 96cm. The door height is 180cm, the door lock at 130cm



Getting around the cottage

The accommodation is on two floors. There are two staircases, one from the main hall and one from the rear hall (please see floor plan).

- Level one: Through the front door is the main hall. On the left is the door into the lounge and the stairs to the first floor. The hallway turns to the right and there is a door on the

right into the dining room. Straight ahead is the door to the kitchen. From the kitchen there is a door into the rear hall, where there are stairs to the first floor, the entrance to the utility area and a further door to a WC.

- Level two: At the top of the stairs from the main hall there are three double bedrooms, a twin bedroom, a shower room, a bathroom and a second staircase down to the rear hall.

Main hall and stairs

- The hall has an entrance width of 130cm
- There is a doorway on the left into the lounge at a width of 77cm and height of 187cm
- There are 12 carpeted stairs on the left at a width of 75cm and height of 21cm that lead to the first floor, with a handrail on the right side ascending and a spiral turn at the top
- Low ceiling height on first step of 159cm
- Central ceiling light
- Radiator located on left lounge wall
- Stone flooring throughout
- Seven coat pegs at a height of 190cm
- The hallway turns to the right where there is a doorway into the sitting room at a width of 76cm and height of 187cm



Sitting Room

- The sitting room is accessed from the main hall
- Stone flooring throughout with a mat
- There are two sofas at a height of 42cm, and three armchairs with a seat height of 33cm

- There is a wood burner set into a fireplace with a mantel at a height of 152cm
- There is a TV
- The radiator is located on the hall wall
- Central ceiling light and two double wall lights
- Two window seats at a height of 45cm and 62cm

Inner hall

- There is a central ceiling light
- Stone flooring
- Window seat at a height of 57cm
- Radiator on dining room wall
- Step up to the kitchen at a height of 12cm
- Rear door has an opening width of 85cm and a height of 176



Dining Room

- Doorway at a width of 82cm and height of 209cm
- Carpet flooring throughout
- There is a window with views of the front garden
- Window seat at a height of 70cm
- There is a central ceiling light and two double wall lights
- The dining room table has a height of 76cm, a knee clearance of 60cm and nine chairs with seat heights of between 44-47cm
- Open fireplace with a wood burner and hearth at a height of 5cm
- There are radiators located on the hall wall



Kitchen

- Stone flooring throughout
- There is a window overlooking the front garden

- Height of the worktop is 93cm
- There are floor cabinets
- Pillar mixer tap
- There is a radiator located on the hall wall
- The kitchen table has a height of 79cm, a knee clearance of 59cm and seven chairs with a seat height of 46cm
- The doorway into the utility room has a width of 70cm and height of 188cm
- There are four ceiling lights and one wall light
- There is a window seat at a height of 42cm



Rear hall and stairs

- There is a central ceiling light
- Stone flooring and tiles
- Doorway at a width of 66cm, height of 191cm and a step at a height of 18cm
- 13 steps on the staircase on the right to the first floor at a width of 65cm, average height of 20cm and with two spiral turns
- Low ceiling height on fourth step of 151cm
- Banister rail on left side ascending

Utility Room

- Step into room at a height of 15cm
- Tile flooring throughout
- Washing machine and drying machine
- Window with a view of the garden
- There is a door to the garden with a width of 88cm and a height of 185cm



WC

- Accessed through the utility room with a doorway width of 72cm and height of 191cm
- There is a window into the garden
- The toilet height is 43cm
- The sink height is 81cm
- Central ceiling light
- Radiator located on stair wall
- Pillar taps



Landing

- Radiator on exterior wall
- Doorway from bathroom at a width of 72cm and height of 190cm
- Second doorway from twin at a width of 69cm and height of 191cm
- Uneven floorboards
- Banister rail at a height of 72cm
- Ceiling light
- Window overlooking the Cheese House cottage and adjoining porch roof



Bathroom

- Accessed from the first-floor landing with a doorway width of 66cm and height of 179cm
- There is a window with view of the front garden
- Window seat at a height of 63cm
- The toilet height is 44cm
- The sink height is 92cm
- There is a shower attachment over the bath, the side of the bath is 56cm high
- One central ceiling light
- Radiator and heated towel rail
- Pillar taps
- Bathroom on a platform with a height of 17cm



Shower Room

- Accessed from the first-floor landing with a doorway width of 72cm and height of 196cm
- There is a window with view of the garden
- The sink height is 82cm
- There is a shower with a tray height of 10cm and with controls at a height of 153cm
- One central ceiling light
- Heated towel rail
- Pillar taps



Twin Bedroom

- Accessed from the first-floor landing with a doorway width of 72cm and height of 189cm
- Two single beds at a width of 3'92cm x 6'4"/195cm, zero clearance under the beds
- Distance between beds is 1m
- One central ceiling light and two bedside lamps
- A chest of drawers
- Window with view of front garden

- Radiator located under the window
- Mobile radiator
- Floorboards with a rug
- Coat peg rack at a height of 168cm



Double Bedroom

- Accessed from the first-floor landing with a doorway width of 72cm and height of 192cm
- Double bed 5'150cm wide x 6'4"/195cm length x 24"/62cm high
- Clearance under the bed is 31cm
- There is a bedside cabinet and a storage chest
- Window with view of front garden
- Window seat at a height of 62cm but obstructed by the radiator
- Radiator located under window and window seat
- Wooden floorboards and a rug
- Central ceiling light
- Chair with a seat height of 46cm

Double Bedroom

- Accessed from the first-floor landing with a doorway width of 69cm and height of 184cm
- Double bed 5'150cm wide x 6'4"/195cm length x 24"/62cm high
- Clearance under the bed is 28cm
- There is a chest of drawers

- Window with view of the front garden
- Radiator located under the window
- Wooden floorboards
- Mobile radiator
- Chair with a seat height of 40cm
- Coat peg rack at a height of 170cm



Double Bedroom

- Accessed from the first-floor landing with a doorway width of 67cm and height of 184cm
- Double bed 5'150cm wide x 6'4"/195cm length x 24"/62cm high
- Clearance under the bed is zero
- There are two bedside cabinets and a storage chest
- Window with view of the farm and garden
- Radiator located on under window
- Wooden floorboards and a rug
- Chair with a seat height of 44cm
- Central ceiling light and two bedside lights

Garden

- The garden is accessed from the back door which has a doorway width of 86cm and height of 185cm
- There is a step down at a height of 11cm, and on the path to the garden a step up of 10cm

- The garden is mostly lawn and has an uneven path
- Table at a height of 70cm, knee clearance of 63cm, depth 97cm and length 225cm, with 8 chairs that have seat heights of 45cm

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

May 2022