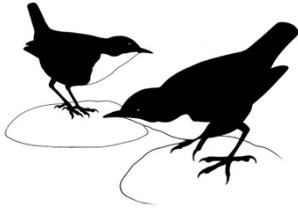


Access Statement for Dippers Bed and Breakfast



Introduction

Our aim is for you to enjoy a comfortable, high quality stay in our home at Dippers which has three letting rooms providing bed and breakfast for our guests. The following statement gives you details of our provision. Please phone or email us if you have any specific questions and we will do our best to help you.

Pre-Arrival

- Please see our website www.dipperswestdorset.co.uk for directions or ask for a copy to be posted to you
- There is a bus service between Dorchester and Bridport, but this necessitates a walk of approximately half a mile to reach Dippers
- There are two train stations at Dorchester- **Dorchester South** with trains going to the East and **Dorchester West** with trains going to the West and North. Dorchester is 12 miles from Dippers
- We would be happy to book a taxi for you if required
- There are some pictures of the interior of Dippers on the website but we are happy to send you more if you require them
- You can contact us by phone or email (details below)

Arrival & Car Parking Facilities

- There is ample off road parking at Dippers on a flat surface
- There is a fairly steep slope down to the front door (approx 1:6). Please ask if you need assistance with this.
- Please ask if you would like assistance with your luggage
- The hall is well lit and has umbrellas for you to borrow if necessary

- Our local pub - 'The Crown' is 200 metres (just over 200 yards) away please ask if you would like a table reservation which we would be pleased to do for you
- Dippers welcomes your dog and has luxurious, catered dog accommodation but not in the bedrooms

Main Entrance & Reception

- The entrance door is 68.5cm (27") wide and has a sill of just under 7.5cm (3"). It leads into the hall which has quarry tiles on the floor
- The door from the hall to the main house and all other inside doors are 73.5cm (29") wide
- All living areas within the house, except the bathrooms, are carpeted
- Guests will be shown the dining room and escorted to their bedrooms where facilities will be explained and keys given

Public Areas - Stairs

- There are 14 stairs to the landing and bedrooms. Each stair is 18cm (7") deep. There is a handrail on the right going up

Public Areas - Sitting room and Balcony

- Our dining room overlooks the garden and river and also provides a comfortable, spacious sitting area with a pair of binoculars provided for bird-watching enthusiasts
- The dining room opens onto a large balcony where guests may choose to have breakfast or sit during the day
- A box of games and toys is provided for our younger guests

Public WCs

- The two double bedrooms are en suite
- There is a downstairs cloakroom

Public Areas - Dining Room

- We provide a selection of dining chairs both with and without arms
- The main table is 76cm (30") high with 4 legs and a central runner. There is under-space of 64cm (just over 25") at the sides and the overhang at either end provides under-space of 72cm (28.5"). An alternative can be provided on request
- Our breakfast menu is varied with produce sourced locally where possible and it includes eggs and honey from our garden
- We can cater for special diets on request - please ask
- Menus can be provided in large print or read to you on request
- We do not play background music, but please ask if you would like it

Laundry

- Please ask if you need items of clothing washed
- Wet coats and boots can be dried for you on request
- Guests are welcome to use the ironing facilities at Dippers

Shop

- The nearest shop is approximately 2 miles away

Bedrooms & Sleeping Areas

- The three letting bedrooms are on the first floor at Dippers. We can offer a ground floor room on request, but 2-3 days notice is required please. Details of the facilities for this room including photographs and measurements can be sent by post or email
- **Bedroom 3** has a king-size divan bed which is 63.5cm (25") high and has ample access from both sides. It can easily be moved if required
- There are 2 easy chairs either side of a coffee table
- There is a silent fridge containing filtered water and fresh milk
- There is a double wardrobe with a drawer underneath
- There are shelves containing spare towels, blankets and tissues and for you to use for storage

- There is a large tea/coffee making area with an electric point conveniently placed for plugging in a laptop
 - There is a freeview TV with integral DVD/CD player
 - There is a small vestibule leading into the en suite bathroom (see below for details)
- **Bedroom 2** has two single 91.5cm (3') beds which can be linked together to make a super king-size bed. The height is 63.5cm (25"). There is access from both sides and the beds can be moved
 - There is an easy chair and coffee table
 - There is a silent fridge containing filtered water and fresh milk
 - There is clothes hanging space and shelves containing spare towels and blankets for you to use for storage. The shelves also contain a hairdryer
 - There is a large area for tea/coffee making
 - There is a freeview TV with integral DVD/CD player
 - There is an en suite toilet/shower room (see below for details)
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 - **Bedroom 1** has a single bed
 - There are tea/coffee making facilities
 - There is a hairdryer
 - There is a freeview TV with integral DVD/CD player
 - There is a writing desk area
 - There is no en suite facility but the toilet and shower room are private to this room (see below for details)

Bathroom, En Suite Shower-Room, Cloakroom and Shower Room

- The en suite bathroom to **room 3** has an inward opening door 73.5cm (29") wide
- The bath which is 61cm (24") high has a rounded end to accommodate the shower
- The basin is set into a wooden unit which contains a hairdryer
- There is a heated towel rail
- The toilet is 42cm (16.5") high and has access from both sides

- The en suite shower room to **room 2** has an outward opening door 73.5cm (29") wide
 - The shower cubicle is 66cm (28") square and has a 25.5cm (10") step to access it
 - The basin is 81cm (32") high and has limited under-space
 - The toilet is 42cm (16.5") high and has 19cm (7.5") space either side
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- The private facilities for **room 1** are downstairs
 - The Cloakroom
 - The pedestal washbasin is 81cm (32") high and has some under-space
 - The toilet is 42cm (16.5") high and has 28cm (11") to either side
 - Shower room
 - The shower cubicle is 70cm (27.5") X 110cm (43") and has a 10cm (4") lip
 - There is a changing area and dressing gowns are supplied

Grounds and Gardens

- Guests are very welcome to use the balcony overlooking the garden and the patio area at the front of the house
- Guests may access the rear garden on request, but this slopes quite steeply and children must **always** be accompanied as it borders the river

Additional Information

- Dippers has a wide selection of local books and guides and maps of the area for you to use during your stay
- We have considerable local and natural history knowledge which we would be pleased to share with you
- Our bird feeders attract some interesting visitors and we would be pleased for you to enjoy it and to help you with identification if needed
- We can advise you on walking routes and car excursions including refreshment stops
- Mobile phone reception is poor at Dippers, but there is a landline phone at the top of the stairs which is available for guests to use

Address:

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42 Uploders
BRIDPORT
Dorset
DT6 4PE

OS Grid reference SY507936

Telephone: 01308 485504
mob. 07855344121

Email: liz@dipperswestdorset.co.uk

Website: www.dipperswestdorset.co.uk

Hours of operation: Open throughout the year

Future Plans

- Our drive was resurfaced during 2010

We welcome your feedback to help us continually improve if you have any comments please phone 01308485504 or email liz@dipperswestdorset.co.uk