

Accessibility Statement for White Horse Farm

White Horse Farm is situated in the hamlet of Middlemarsh, near Sherborne, in the heart of rural Dorset's glorious unspoilt countryside. We have four tastefully converted, cosy self-catering barn conversion cottages, a new 3 bed roomed Lodge Cabin and a luxurious 3 bed roomed farmhouse annexe set in 2 acres of gardens, a large duck pond and paddock. Miles of unspoilt countryside surround us, offering fishing, walking, golf, cycling and many other outdoor activities.

Please see our website and/or brochures for pictures which will help explain our accommodation.

Pre-Arrival

- Customers may contact us by phone, fax and email for information and bookings.
- We have a brochure which can be sent on request and all of our information is contained on our web site.
- Bookings can be made by online web request or by phone
- Buses operate from the Saw Mills Bus stop ¼ mile from the cottages. There is a local bus to Sherborne, Cerne Abbas, Godmanstone, Charminster and Dorchester. No: 216. The road to White Horse Farm is quite busy and there are no pavements in Middlemarsh so care must be taken,
- Nearest mainline Train Station is Sherborne 6 miles away.
- There are several local Taxi firms who provide access and telephone numbers are provided in each cottage, they do charge to collect; see also contact information.
- Local supermarkets (particularly Tesco's) will deliver groceries and assistance will be provided for bringing into the accommodation if requested.
- This access statement will be published on our web site and will be made available on request in font size 16 on arrival. In addition a welcome summary in size 16 font is available.

Arrival & Car Parking Facilities

- On arrival there is ample car parking at the entrance to the cottages, each accommodation has its own dedicated parking bay.
- Additional guest/visitor car parking is available on request.
- There are drop off options, see below.
- All entrances to the cottages and farmyard have a number of infrared lights that come on when you walk near them at night.
- The barn cottages have drop off access up to some 300 cm from the doors.
- The parking bays vary up to 800cm from the patio entrances
- The barn cottages are all in the main farmyard entrance with no steps to the front doors.
- The Willows has its own access with no steps to the main door, there is a slight falling incline pavement 110 wide and 18m long to main door.
- Otter's car park bay is alongside the pathway to entrance.
- Otter's Holt has its own access path with no steps and a slight falling incline pavement 90cm wide and 15.2m long to main door. There is also a ramp access 8m from the parking bay to the decked balcony and double patio doors.
- On arrival if you do not see us immediately around, please let yourself into your cottage (the key will be in the door), unpack and settle in; we will come over later



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Self Catering Holidays in Rural Dorset



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on to welcome you and show you around on an escorted familiarisation tour around the main buildings/grounds.

- Arrival time is after 2.30 pm and we ask that all new arrivals should be before 9.30pm or ring to pre arrange. We are usually available 24/7 if necessary.
- Well-behaved dogs are welcome on the understanding that due consideration for the cottages, furnishings, grounds and other guests is observed at all times. We will supply a sofa cover on request, which must be used if your dog is likely to jump on to the sofa. Dogs must not be allowed to sleep on the beds (unless you supply your own linen).
- The paddock / gardens and pond are available for all guests to use and although level does not allow easy wheel chair access.

The Accommodation

See attached separate sheets of details per accommodation unit.

Barn Cottages (4)

The Willows

Otter's Holt

Additional Information

There is a Fire section in your Guest's Information folder in your room which explains location of extinguishers, emergency procedures etc.

If you need assistance in this kind of emergency (e.g. hearing or sight impairment) please let us know on arrival and we will ensure that you are evacuated safely.

In case of a power cut torches are available in each cottage under the sink.

There is a folder in each cottage which gives detailed tourist information about the surrounding area.

Mobile phone reception can be patchy, Orange is best followed by O2 but Vodaphone is very weak. Guests can always use our phone in the Farmhouse in an emergency.

Contact Information

- Address: White Horse Farm, Middlemarsh,
- Nr. Sherborne, Dorset DT9 5QN
- Telephone: 01963 210222
- Fax: 01963 210621
- Email: enquiries@whitehorsefarm.co.uk
- Website www.whitehorsefarm.co.uk
- Grid reference: SS 590 205 GB
- Hours of operation: 8am – 9.30pm main. Open All Year
- Emergency owner's contact number: 07798 617174.
- Local public transport numbers: 0871 200 22 33 or <http://www.traveline.org.uk/index.htm>
- Surgery and nearest emergency services details are available in each cottage
- Local accessible taxi number: Bob's Cars 0800 413190or 01305 269500

We welcome your feedback to help us continuously improve accessibility for all. If you have any comments or suggestions please do not hesitate to phone us 01963 210222 or email: enquiries@whitehorsefarm.co.uk. Your call will be answered by Stuart or Audrey



We look forward to welcoming you to White Horse Farm

The Barn Cottages are Moley's, Ratty's & Badger's (all one bed) and Toad Hall (two bed). All are on the ground level with relatively easy drop off access.

Moley's – ground floor all one level no internal steps.

Moley's has a double bedroom. The front door opens into the lounge with the bedroom off to the left hand side. The lounge leads to the dining area with the kitchen to the left of the dining area.. There is a shower room / toilet at the back of the cottage.

There is a concrete patio of 790 x 190 cm with a round plastic resin table and three chairs. Parasols are available from the laundry room.

Entrance

- Moley's car park bay is right next door to the patio entrance.
- Patio entrance width 140cm
- Patio entrance to cottage door is 200cm smooth concrete.
- Threshold step only 3mm
- Front door Width 84cm Height 170cm
- Height of Key Hole from outside door 133 cm
- Height of latch from inside door 133 cm

Lounge Area

- Size of sofa 214cm x 90cm H44cm
- There is also a leather recliner height and footstool H42cm
- Height of Window ledges 84cm and 178cm width.
- Width of through way to Kitchen 74cm

Kitchen Area

The kitchen has a 4 ring cooker and stove, fridge with freezing shelf, microwave, kettle & toaster, none are specially adapted items.

- Height of fire blanket 160cm
- Width of kitchen alongside units/ cooker etc 110cm
- Height of Sink / work surfaces 88cm
- Height of Cooker 94cm
- Height of light switch 144cm
- Size of dining table 90cm x 90 cm x 74cm

Bedroom

- Space to left of Bed 44cm
- Space to right of bed 40cm
- Size of bed L190 x W135cm, H53cm

Shower room / toilet

- Height to interior door handle 130cm
- Height of Shower switch (on wall to right hand side of door to shower room)
152
- Height of light switch 140



- Height of toilet 44cm
- Space to the left of toilet 58cm
- Space to the right of toilet 50cm
- Height to step to shower 25cm
- Height of physical shower knob 107cm
- Access width of shower 50cm
- Size of shower 72cm x 65cm
- Grab Rail 107cm from floor of shower
- Bathroom Door width 60cm

Size of all rooms including corridors

Lounge Area 270cm x 380cm

Kitchen 170cm x 490cm

Bedroom 350cm x 270cm

Shower Room 223cm x 170cm

Ratty's – ground floor all one level no internal steps.

Ratty's has a twin bedroom. The front door opens into the lounge / dining area with the bedroom off to the right hand side. The lounge leads to the kitchen. There is a shower room / toilet at the back of the cottage.

There is a concrete patio of 420 x 180cm with a round plastic resin table and three chairs. Parasols are available from the laundry room.

Entrance

- Ratty's car park bay is some 890cm from the patio entrance (see site plan).
- Patio entrance width 160cm
- Patio entrance to cottage door is 220cm smooth concrete.
- Threshold step 11cm
- Front door Width 80cm Height 170cm
- Height of Key Hole from outside door 141 cm
- Height of latch from inside door 134 cm

Lounge Area

- Dimensions of sofa 190cm x 94cm, height 43m
- High Back chair, height 43m
- Height of light switches 141cm
- Width of through way to Kitchen 114cm
- Size of dining table 90cm x 90 cm x H74cm

Kitchen Area

The kitchen has a 4 ring cooker and stove, fridge with freezing shelf, microwave, kettle & toaster, none are specially adapted items.

- Height of fire blanket 150cm
- Width of kitchen alongside units/ cooker etc 114cm
- Height of Sink / work surfaces 92cm
- Height of Cooker 92cm
- Height of light switch 132cm

Bedroom – Twin – one bed set against the wall.



There is a double wardrobe, 4 draw chest of drawers and a bedside table.

- Height of light switch 143cm
- Space between 45cm
- Space to right of right hand bed 70cm
- Size of beds L190 x W90cm
- Height of beds 56cm

Shower room / toilet (accessible through door from lounge door and bedroom door).

- Height to interior door handle 130cm
- Height of Shower pull switch (from ceiling on wall to left hand side of door to shower room) 97cm
- Height of light switch 130cm
- Height of toilet 44cm
- Space to the left of toilet 35cm
- Space to the right of toilet 29cm
- Height to step to shower 28cm
- Height of physical shower knob 140cm
- Access width of shower 40cm
- Size of shower 68cm x 68cm (2 sliding doors)
- Grab Rail 107cm from floor of shower
- Bathroom Door width 57cm
- Sink height 76cm
- Door width to bedroom 56cm

Size of all rooms including corridors

Lounge Area 310cm x 364cm

Kitchen 190cm x 230cm

Bedroom 335cm x 284cm

Shower Room 234cm x 172cm

Badger's – ground floor all one level no internal steps.

Badger's has a double bedroom. The front door opens into a small hall leading to the lounge and the bedroom to the left. The dining area is to the side of the lounge with the kitchen off to the rear. There is a shower room at the back of the cottage.

There is a concrete patio of 510 x 170cm with a round plastic resin table and three chairs. Parasols are available from the laundry room.

Entrance

- Badger's car park bay is some 900cm from the patio entrance (see site plan).
- Patio entrance width 120cm
- Patio entrance to cottage door is 273cm smooth concrete.
- Threshold step 12cm
- Front door Width 85cm Height 168cm
- Height of Key Hole from outside door 153 cm
- Height of latch from inside door 144cm



Lounge Area

- Size of sofa 146cm x 100cm, height 44cm
- There is also a leather recliner height and footstool H42cm
- Height of light switches 132cm
- Height of Window ledges 67cm and 116cm width.
- Width of through way to Kitchen 82cm

Kitchen Area

The kitchen has a 4 ring cooker and stove, fridge with freezing shelf, microwave, kettle & toaster, none are specially adapted items.

- Height of fire blanket 145cm
- Width of kitchen alongside units/ cooker etc 160cm
- Height of Sink / work surfaces 91cm
- Height of Cooker 91cm
- Height of pull light switch 145cm
- Size of dining table 126cm x 65 cm x H75cm

Bedroom

There is a double wardrobe with 3 draw chest of drawers and 2 bedside tables •

Space to left of Bed 35cm

- Space to right of bed 35cm
- Size of bed L190 x W135cm, height 56cm

Shower room / toilet

- Height to interior door handle 130cm
- Height of light switch 143
- Height of toilet 44cm
- Space to the left of toilet 30cm
- Space to the right of toilet 24cm
- Height to step to shower 28cm
- Height of physical shower knob 105cm
- Access width of shower 50cm
- Size of shower 67cm x 67cm
- Grab Rail 100cm from floor of shower
- Bathroom Door width 40cm

Size of all rooms including corridors

Lounge Area 454cm x 245cm

Kitchen 289cm x 222cm

Bedroom 344cm x 218cm

Shower Room 213cm x 198cm

Toad Hall – ground floor all one level no internal steps.

Toad Hall has two bedrooms. One double bedroom and one twin bedroom. The front door opens into the lounge with the dining area at the back and a kitchen off to the left hand side. There is a shower room / toilet at the back of the cottage.

There is a concrete patio of 510 X220cm with a round plastic resin table and four chairs. Parasols are available from the laundry room.

Entrance



- Toad's car park bay is opposite the patio entrance approx 8m.
- Patio entrance width 84cm
- Patio entrance to cottage door is 270cm level concrete.
- Threshold step 1.5cm
- Front door Width 90cm Height 170cm
- Height of Key Hole from outside door 140 cm
- Height of latch from inside door 140 cm

Lounge Area

- Size of sofa 88cm x 180cm, H44
- Size of matching chair 88cm x 86cm, H44
- Height of light switches 145cm
- Height of Window ledges 56cm and 188cm wide
- Width of through way to Kitchen 80cm
- Width of through way to Shower room 66cm

Kitchen Area

The kitchen has a 4 ring cooker and stove, fridge with freezing shelf, microwave, kettle & toaster, none are specially adapted items.

- Height of fire blanket 155cm
- Width of kitchen alongside units/ cooker etc 73cm
- Height of Sink / work surfaces 90cm
- Height of Cooker 90cm
- Height of light switch 126cm
- Size of dining table 95cm x 80 cm x 74cm

Bedroom – Double

- Height of light switch 142cm
- Space to left of Bed 45cm
- Space to right of bed 90cm
- Size of bed L190 x W135cm, H56

Bedroom – Twin

- Height of light switch 142cm
- Space to left of Bed 45cm
- Space to right of bed 90cm
- Size of beds L190 x W90cm, H50cm

Shower room / toilet

- Height to interior door handle 126cm
- Height of Shower switch 154cm
- Height of light switch 158cm
- Height of toilet 44cm
- Space to the left of toilet 22cm
- Space to the right of toilet 27cm
- Height to step to shower 26cm
- Height of physical shower knob 107cm
- Access width of shower 60cm
- Size of shower 71cm x 70cm
- Grab Rail 107cm
- Bathroom Door width 59cm



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Size of all rooms including corridors

Lounge Area 460cm x 274cm

Kitchen 300cm x 133cm

Bedroom Double 290 x 283

Bedroom Twin 320m x 257cm

Shower Room 222x170

Communal Laundry Room

Essentially this is for the Barn Cottages as Willows and Otters have washing facilities but there are also items of dog covers for sofa and floors, barbeque utensils etc for use by all cottages.

There is a laundry room located next to the barn cottages in the farmyard

- Threshold step 5cm
- Door to washing room 173cm x 79cm
- Washing machine 51cm x 60cm x 85cm
- Spin Dryer 51cm x 60cm x 85cm
- Width alongside work units/machines 100cm.
- Freezer with extra freezing space for barn cottages.



The Willows – Farmhouse Annex – set on Ground and 1st Floors.

The Willows has 3 bedrooms. Two double bedrooms and one twin bedroom. The front door opens into the conservatory lounge and dining area and the kitchen is off to the right through the hallway. There are 3 ensembles 2 with a shower room / toilet and one with bath, shower and toilet.

Entrance

- Willows car park bay is opposite the gate way path entrance.
- the Willows has its own access with no steps and a slight falling incline pavement 110 wide and 18m long to main door.
- Gate to entrance width 140cm, inside latch H100cm
- Threshold step 6cm
- Front door Width 81cm Height 196cm
- Height of Key Hole from outside door 148 cm
- Height of latch from inside door 134 cm

Lounge Area

- The lounge has 2 sofas a bean bag chair, 3 coffee tables, a dining table with six chairs and television table with 22" LCD television, DVD and VCR.
- Dimensions of sofas 80cm x 174cm & 80 x 146cm
- Height of sofas – 40cm
- Height of light switches 133cm
- Height of Window ledges 59cm and 22cm wide
- Width of through way to Kitchen 100cm
- Low step through to hallway 4cm.
- Size of dining table 146cm x 106 cm - height 75cm

Kitchen Area

The kitchen is fully fitted out with fridge freezer, cooker, washing machine and dishwasher. There is a floor mounted dry powder extinguisher

- Height of fire blanket 144m
- Width of kitchen alongside units/ cooker etc 140cm
- Height of Sink / work surfaces 91cm
- Height of Cooker 91cm
- Height of light switch 128cm

Hallway / Stairs / Landing

Left of the Kitchen hallway are the stairs to the 1st Floor bedrooms.

There are 11 steps, the first 4 twist through 90 degrees and the remaining 7 are 20cms in height with a depth of 24cm

Hallway – narrowest width 74cm

On the landing at the top the first bedroom on the right is

Landing width 82 cm



Bedroom – Double – Shakespeare's

There are twin beds 190cm x 90cm the one on the right being set against the wall. There is a double wardrobe, 4 draw chest of drawers a bedside cabinet and television and stand.

- Height of light switch 136cm
- Space to left of Beds 150cm
- Space between beds 70cm

Shower room / toilet

The shower is run off the hot water tank on a thermostatic mixer

- Height to interior door handle 100cm
- Height of light switch 126cm
- Height of toilet 42cm
- Space to the left of toilet 26cm
- Space to the right of toilet 35cm
- Height to step to shower 27cm
- Height of physical shower knob 125cm
- Size of shower 71cm x 71cm
- Access width of shower 41cm; two sliding doors
- Door width 72cm
- Height of sink 80cm
- Dimensions room 97 x 317cm

Next right along the hallway is: -

Bedroom – Double – Hardy's

Hardy's is a large double bedroom with a solid wood "sleigh bed" 190 x 135cm (H53cm) with a double wardrobe and 4 draw chest of drawers on which sits a television.

- Height of light switch 126cm
- Space to left of Bed 150cm
- Space to right of bed 70cm

Bath, shower &/ toilet

- Height to interior door handle 100cm
- Height of Shower controls 108cm (thermostatic mixer)
- Height of light switch 126cm
- Height of toilet 44cm
- Space to the left of toilet 24cm
- Space to the right of toilet 47cm
- Height to step into bath 54cm
- Bath 160 x 70cm
- Bathroom Door width 72cm
- Sink H 80cm
- Dimensions room 274 x 174cm

Finally at the end of the landing: -



Bedroom – Double – “Dickens’s”

Dickens’s has a double wardrobe, 3 draw chest of drawers and dressing table H70cm and a double bed 190 x 135cm dimensions, H58cm.

- Height of light switch 126cm
- Space to left of Bed 35cm
- Space to right of bed 35cm
- Size of bed L190 x W135cm

Shower room / toilet

- Height to interior door handle 100cm
- Height of electric ceiling Shower switch 184cm
- Height of light switch 126cm
- Height of toilet 44cm
- Space to the left of toilet 13cm
- Space to the right of toilet 27cm
- Height to step to shower 28cm
- Height of physical shower knob 155cm
- Access width of shower 41cm
- Size of shower 71cm x 71cm – 2 sliding doors
- Bathroom Door width 64cm
- Sink H78cm
- Dimensions room 164 x 164cm

Size of all rooms

Lounge Area 445cm x 314cm

Kitchen 347cm x 210cm

Bedroom Double – Hardy’s 450 x 280

Bedroom Double - Dickens’s 354 x 211cm

Bedroom Twin – Shakespeare’s 345 x 300cm

Outside

The enclosed private garden (approx 26m by 14m) is accessed via the access wooden gate (140cm wide, with latch on inside 120cm from ground). There is gate access at the end of the garden to the duck pond.

The garden contains a resin green table with parasol and 6 chairs set on a patio area 5 x 5m.

Most of the garden is laid to grass, with a number of fruit trees

There are infra red outside lights along the path and there is also an outside tap.

Otter's Holt – 42' X 20' (12.8m x 6.1m) Lodge cabin – all on one level.

Otter's Holt has 3 bedrooms. Two twin bedrooms and one double bedroom. The side entrance door opens into the large lounge, dining and kitchen area. (572 x 586 cm) There is an ensuite shower room / toilet to the double bedroom and a separate family bathroom with shower and toilet.

- Height of **ALL** light switches 120cm
- Height of **ALL** internal door handles 90cm

Entrance

- Otter's car park bay is alongside the pathway to entrance.
- Otter's Holt has its own access path with no steps and a slight falling incline pavement 90cm wide and 15.2m long to main door. There is also a ramp access 8m from the parking bay to the decked balcony and double patio doors .
- Decked ramp width 246cm, length 520cm and rising to height of 80cm.
- Steps 3 to main side entrance door, height 22cm depth 29cm.
- Threshold step 5cm
- Front door Width 68cm Height 200cm
- Height of Key Hole from outside door 115 cm
- Height of latch from inside door 106 cm
- Patio double doors 130cm wide, threshold step 3.5cm

Lounge Area

The lounge has two 3 seater sofas a bean bag chair, 1 large coffee table, a dining table with six chairs and television table with 26" LCD television, DVD and VCR.

- • Dimensions of sofas 190cm x 94cm. Set heights of sofas – 43cm
- • Size of dining table 180cm x 90 cm - height 74cm
- • There is a floor mounted dry powder extinguisher by the patio door exit.

Kitchen Area

The kitchen is fully fitted out with fridge freezer, cooker, washing machine and dishwasher

- • Height of fire blanket 144m
- • Width of kitchen alongside units/ cooker etc 126cm
- • Height of Sink / work surfaces 94cm
- • Height of Cooker Hob 94cm

To the right of the lounge before the hallway is a small cloaks, airing and boiler cupboard.

Hallway

To the right of the lounge area is the hallway – narrowest width 94cm
Door way is 60cm wide



The first bedroom on the left is : -

Bedroom – Twin 1

There are twin beds 190cm x 76cm, height 56cm both being set against the wall. There is a built in double wardrobe and a 3 draw bedside cabinet / chest of drawers.

- Space between beds 95cm

First right along the hallway is the: -

Family Bathroom

- Shower controls run of the bath's mixer tap. 55cm from floor.
- Height of toilet 42cm
- Space to the left of toilet 16cm
- Space to the right of toilet 26cm
- Height to step into bath 53cm
- Bath 166 x 68cm
- Bathroom Door width 60cm
- Sink H82cm
- Dimensions room 200 x 166cm

Along the hallway to the right is: -

Bedroom – Double –

There is a double bed 182 x 152cm (H56cm) with a double wardrobe and two 3 draw chest of drawers / bedside cabinets. There is also a television on stand.

- Space to left of Bed 56cm
- Space to right of bed 65cm

Shower room / toilet

The shower is run off the hot water tank on a thermostatic mixer

- Height to interior door handle 100cm
- Height of toilet 42cm
- Space to the left of toilet 29cm
- Space to the right of toilet 28cm
- Height of step into shower 13cm
- Height of physical shower knob 126cm
- Size of shower 70cm x 110cm
- Access width of shower 42cm; one sliding doors
- Door from bedroom width 58cm
- Height of sink 82cm
- Dimensions room 160 x 210 cm

Along the hallway to the left is: -

Bedroom – Twin 2



There are twin beds 190cm x 90cm both being set against the wall. There is a double wardrobe, a 3 draw chest of drawers / bedside cabinet and a television and stand.

- Space between beds 76cm

Size of all rooms

Lounge, dining & kitchen 572 x 586 cm

Kitchen 255 x 213cm

Bedroom Double –280 x 292cm

Bedroom Twin 1 – 341 x 288cm

Bedroom Twin 2 - 340 X 288cm

Outside

There is a decked balcony area through the double patio doors with table and 6 chairs, approx 2.5 x 6m.

The side access door leads out onto a shared communal garden area approx 23m x 12m.

The other side looks out onto the paddock fenced garden area of some one acre, which can be accessed just next to the parking bay some 8m from the cabin.

There are infra red lights outside the side door and along the path and there is also an outside tap.



Site Plan / Parking Instructions

White Horse Farm

