

## Access Statement

### **The Bothy Self Catering Cottage**

**Launceston Farm, Tarrant Launceston, Blandford Forum, Dorset, DT11 8BY.**

#### **Introduction:**

Launceston Farm is a sympathetically renovated Georgian farmhouse situated on a south west-facing meadow in an Area of Outstanding Natural Beauty between the market towns of Blandford (5 miles) and Salisbury (15 miles). Views include water meadows with a rich abundance of wildlife, through which meanders the river Tarrant.

The Bothy is a single story self-catering cottage for two in the converted groom's quarters, attached to the main house. There is one double bedroom with king size bed, shower room with WC and fully equipped living/dining/kitchen area and entrance hall. Outdoor access from kitchen/living room to a private, walled courtyard with bateau bath and wood fired BBQ.

#### **Public Transport Links:**

The main line railway station in Salisbury is 15 miles from the property. The Wiltshire & Dorset Bus company 184 stops at Tarrant Hinton (1mile) for Salisbury – Weymouth service operating 4 trips a day throughout the week and 2 at weekends. This route also services Blandford Forum and Dorchester. Bournemouth City Airport is 45 minutes away, and Heathrow International Airport is 2 hours away.

#### **Approach to the property and car parking:**

At the entrance to the property is a well signed Victorian farmyard entrance. The parking area is a flat, gravelled surface. Visitors are invited to unload their car and leave them in the clearly signed parking area provided. Instructions for locating the key if visitors arrive later than the check in time will be sent via prior arrangement with Sarah. A Key is given to visitors so they may gain access to the property at all times during their stay.

#### **Entrance Hall:**

There is a half-step over the threshold into a wide hallway with a stone and rug floor.

#### **Living Room / Dinning Room / Kitchen Area:**

The lounge/dining/kitchen area is one large room leading into each other with a wood burner. It is lit with a mixture of wall and standard lamp lights. The floor is stone with rugs. There are two windows – one of which doubles as a door leading to the outdoor walled private courtyard. The sitting area has a two-seated sofa. In the right hand corner as you enter is a dining table with chairs and a bookcase with book and DVD selection – we welcome guests to use this throughout their stay.

The fully equipped kitchen includes a selection of pots and pans, cutlery, crockery and glasses. Appliances include dishwasher, fridge with ice box (additional freezer space

available), kettle, toaster, microwave and electric oven with electric hob. The washing machine is in the entrance hall. Guests have access to drying facilities in the main farm house – please ask Sarah.

**Bedroom:**

There are two windows in the bedroom. Views are of the walled court yard and formal farmhouse garden. The bedroom has a king size bed with high quality cotton bedclothes. The duvet is down and feather. Pillows are down feathers. Allergy free pillows can be provided on request.

**Shower Room:**

Sink, WC and walk-in shower. There is a step at the entrance to the shower but no grab handle.

**The outside of the property:**

Guests have access from the Bothy to their own private walled courtyard with bateau bath, bistro table and chairs and outdoor wood fired BBQ. There is a step down into the courtyard. The floor is flat and stone flagged. There is access via the side door of the courtyard to the farmhouse formal gardens which are available for guest use before 10:30am and after 4:30pm. We invite visitors to walk around or sit in any area of the gardens and surrounding orchards. There is a flat sun-terrace to the back of the property with table and chairs where many of our B&B guests take morning coffee or evening drinks. The lawn leads out towards the meadow to the Ha-Ha; other seating is provided in here in the garden.

**The Farm:**

Launceston Farm is a working 900 acre Organic Farm and Jimi would be more than happy to give you a guided and hopefully informative tour of the farm – subject to his availability. Furthermore there are several picturesque walks which circumnavigate the farm for various ability levels. We suggest you bring waterproof footwear, however we do have a small selection of wellington boots for you to borrow.