

# LAUCESTON FARM

## Access Statement

### **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.

All six of the bedrooms on the first floor of the farmhouse have recently been converted to provide indulgence Bed & Breakfast accommodation. All have private ensuite bathrooms, whilst 3 have the added extra of roll top baths.

### **Public Transport Links:**

The main line railway station in Salisbury is 15 miles from the property. The Wilshire & Dorset Bus company 184 stops at Tarrant Hinton (1miles) for Salisbury – Weymouth service operating 4 trips a day throughout the week and 2 at weekends. This route also services Blandford Forum & Dorchester. Bournemouth City Airport is 30 minutes away, and Heathrow International Airport is 1 ½ 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, tarmac surface, with a gentle slope towards the house. Visitors are invited to unload their car and leave them in the clearly signed parking areas provided. 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. Here, you may be greeted by Muppet and Tia, the family dogs – with Ash the “crazy” (but very friendly) sheepdog no doubt noting your arrival in the car park. There is a WC off this corridor.

### **Lounge / Dinning Room Area:**

The lounge/Dining area is 2 large rooms leading into each other with a wood burning fire. It is lit with a mixture of wall and standard lamp lights. The floor is made from natural wood. There are 6 windows leading to the formal gardens and garden. There are several sitting areas with sofas and armchairs. In the left hand corner as you enter is an “honesty” bar, with the book for you to record you drinks – please hand in your tab at the end of your stay. Should you require any ice / cooled drinks then please do not hesitate to ask and we will be only too happy to sort. Opposite the bar is a book and DVD library – we welcome guest to use this throughout there stay.

### **Sitting Room:**

Guests are invited to use the sitting room – opposite the lounge / dinning area. There is a wood burning fire. It is lit with a mixture of wall and standard lamp lights. The floor is made from natural wood & rugs. There is a bay window and door leading to the formal gardens.

### **The Old Cart Shed:**

The Old Cart Shed is where Breakfast & evening meals are served (though occasionally they are served in the Lounge / Dinning room area. There is a WC off the entrance into the Old Cart Shed. The room is flooded with natural light and has a set of large double glass doors leading out onto the patio and gardens. The floor is natural stone with under floor heating and the room is lit with a mixture of natural light, wall and standard lamp lights.

### **Stairs:**

A wide staircase leads to the first floor bedrooms.

### **Scraggs:**

This is a large bedroom on the first floor and overlooks the North / East of the Farm and formal gardens. It is fitted with a wall to wall carpet. There is a 'super king' wide bed fitted with high quality percale cotton bedclothes. The duvet is down and feather. Pillows are down feathers. Allergy free pillows and duvet can be provided on request. At the foot of the bed is a roll top bath. The bathroom is en-suite. It has a WC, and walk-in shower. There is a step at the entrance to the shower but no grab handle.

**Penfold:**

Adjacent to Scraggs, Penfold is also a large bedroom on the first floor and overlooks the North / East of the Farm, formal gardens and main garden / orchard. It is fitted with a wall to wall carpet. There is a 'super king' wide bed fitted with high quality percale cotton bedclothes. The duvet is down and feather. Pillows are down feathers. Allergy free pillows and duvet can be provided on request. At the foot of the bed is a roll top bath. The bathroom is en-suite. It has a WC, and walk-in shower. There is a step at the entrance to the shower but no grab handle.

**Orchard:**

This is 2 large rooms encompassing the bedroom and ensuite. The views are south overlooking the gardens, orchard and meadow. It is fitted with a wall to wall carpet. There is a 'super king' wide bed, which can be separated to two single beds, fitted with high quality percale cotton bedclothes. The duvet is down and feather. Pillows are down feathers. Allergy free pillows and duvet can be provided on request. The large bathroom is en-suite. It has a WC, and walk-in shower, roll top bath. There is a step at the entrance to the shower but no grab handle

**Parsonage:**

Views are of the Victorian yard. The bedroom has a double bed with high quality percale cotton bedclothes. The duvet is down and feather. Pillows are down feathers. Allergy free pillows and duvet can be provided on request. It is fitted with a wall to wall carpet. The bathroom is en-suite. It has a WC, and walk-in shower. There is a step at the entrance to the shower but no grab handle.

**Meadow:**

Views are of the Victorian yard. The bedroom has a 'super king' wide bed, which can be separated to two single beds, with high quality percale cotton bedclothes. The duvet is down and feather. Pillows are down feathers. Allergy free pillows and duvet can be provided on request. It is fitted with a wall to wall carpet. The bathroom is en-suite. It has a WC, and walk-in shower. There is a step at the entrance to the shower but no grab handle.

**Hungry Hill:**

Views are of the Victorian yard. The bedroom has a double bed with high quality percale cotton bedclothes. The duvet is down and feather. Pillows are down feathers. Allergy free pillows and duvet can be provided on request. It is fitted with a wall to wall carpet. The bathroom is en-suite. It has a WC, and walk-in shower. There is a step at the entrance to the shower but no grab handle.

**Fridge:**

At the top of the stairs there is a fridge with fresh milk. We also invite guests to use this fridge for their convenience throughout their stay.

**Meals:**

Breakfast is served in the Old Cart Shed or in the lounge/ dining room area. Special Diets: Please tell us if you have any special dietary requirements and we shall do our best to meet them.

**Children:**

We welcome all children over 12.

**Pets:**

We regret pets cannot be accommodated at the property; however we have a set of modern stables in which we can comfortably accommodate most pets!

**The outside of the property:**

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 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 800 acre Organic Farm and we (Jimi) would be more than happy to give you a guided & hopefully informative tour of the farm – subject to availability! Furthermore there are several picturesque walks which circumnavigate the farm which we invite you to enjoy. We suggest you bring waterproof boots if you wish to explore the farm, however we do have a small selection of choice boots.

