



Access Statement

Park Lodge

Park Lodge has four bedrooms which sleeps 8 plus an infant.

Steeped in history and brimming with character, Park Lodge is a Grade II* listed gem dating back to the 1600s with royal connections and perfectly positioned in the magnificent parkland of Lulworth Castle where you are free to roam on most days.

We have endeavoured to provide as much information as possible however if you have any queries, please call the Cottages team on 01929 400888.

Pre-Arrival

- The lodge's webpage is <https://www.lulworthholidaycottages.co.uk/holiday-homes/park-lodge>
- Bookings and enquiries can be made via email, online or by telephone.
- The nearest train station is Wool.
- There are accessible taxis at both Wool and nearby Wareham train stations.
- Bus services passing through West Lulworth serve Weymouth and Poole.
- Wool is 3 miles from the lodge.
- The nearest year-round convenience store is The Spar in Wool

Arrival & Car Parking Facilities

There are two allocated parking spaces within a level gravel/track car park accessible via an access road leading off from the main road at Shaggs Cottages. The spaces are opposite the cottage and there is an electric car charging point adjacent to them. The main entrance is accessed via a garden path off the drive bordered by small hedges, the path is 130cm wide and leads to the front door.

Main Entrance & Reception

- The main entrance has one threshold step, which is 10cm high.
- The doorway is 82cm wide and the door hinges to the right.
- There is a small entrance porch with coir mat 120 x 97cm.
- There is a 2cm high threshold step over into the hallway.
- There is an outside entrance light although it needs be switched on from inside.
- The hallway is tiled and is 370cm long x 102cm wide
- It has 2 pendant lights.
- Immediately left is a downstairs toilet with sink.

Downstairs Toilet

- There is a step up to the toilet 17cm high.
- The doorway is 67cm wide and hinged to the left.
- Largest open space is 85 x 134cm.
- The toilet is 47cm high.
- The sink is 84cm high.
- It has one pendant light.

Drawing Room

- Further up the hallway to the left is the doorway to the drawing room.
- The door is 83 cm wide and hinged to the left.
- The floor is hard wood flooring.
- The room has one central chandelier light and two standard lamps.
- Largest open space is 280 x 90cm.
- There are 2 three-seater sofas, seat height 46cm.
- There are 2 chairs, seat height 45cm.
- A log burner is available for use in the chimney alcove.

Dining room

- Opposite the drawing entrance in the hallway is the entrance to the dining room.
- The door is 83 cm wide and hinged to the right.
- Just inside the doorway is a step up leading to the dining room area 13cm high and 44cm wide.
- The flooring is flagstone.
- The central table seats 8, each chair has a seat height of 44cm.
- The table is 75cm high.
- There is one pendant light and one standard lamp.
- The largest open space is 300 x 120cm
- A log burner is available for use in the chimney alcove

- A step leads though into the kitchen.

Self-Catering Kitchen

- The step up into the kitchen is 21cm high and 77cm wide, and the height of the doorframe is 1.7m
- The doorway into the kitchen is 77cm wide and hinged to the left.
- Worktop height is 95cm
- Two oven doors are down-opening and the door to the right is right-opening.
- Hob is 95cm high and electric.
- Sink is fitted in worktop 92cm high, with cupboards underneath.
- There is an integrated dishwasher, and American fridge freezer.
- There is a microwave oven on the worktop surface.
- Flooring is tiled.
- The largest open space is the length of the kitchen at 800 x 80cm, and by the sink 175 x 163cm.
- There is a breakfast bar with a worktop height of 93cm and 2 seats with a seat height of 72cm
- There is also a two seater bench with a seat height of 42cm.
- There are 12 spotlights, 2 pendants and 1 undercounter light.
- There is access to the utility room on the right hand side of the kitchen via two steps up, 18cm high x 80 cm wide.

Utility Room

- The door into the utility room is accessed from the kitchen through a doorway 78cm wide and hinged to the right.
- There is a small porch 100 x 115cm, with a door on the right to the rear garden.
- The back door is 80cm wide and hinged to the left. It has a threshold step from the outside 4cm high.
- To the left and up a step 17cm high and 105cm wide is the access to the utility area.
- There is a washing machine and tumble dryer, laundry basket, airing rack and vacuum cleaner.
- It also has a sink 88cm high and worktops either side 94cm high.
- Largest open space is 160cm x 60cm
- Floor is tiled.
- There are 3 spotlights.

Pantry

- At the end of the kitchen is the pantry.
- The door is 56cm wide and hinged to the left.

- It has a drinks fridge, ironing board and iron, highchair and 4 shelves for food storage. The kitchen bins are kept here.
- Largest open space is 140 x 70cm.
- There is 1 pendant light.
- Floor is tiled.

Stairwell

- There is one stairwell in the property accessed from the hallway by the front door.
- It is sectional and angles round to the right, it is not a straight flight.
- There are 4 sectional areas, each leading to a quarter landing with 5 steps each. The minimum size of each step is 23cm deep x 13cm high x 89cm wide.
- The first quarter landing is 100 x 95cm, the second is 92 x 97cm, and the third is 99 x 87cm.
- Stairs are part carpet part wood.
- The final section of steps leads to the first floor landing.

First Floor Landing

- A fire door hinged to the left and is 77cm wide
- This leads to the landing itself
- Largest open space 285 x 93cm
- There is 1 pendant light
- Off this landing is a King bedroom to the right (Room 1)
- To the left is another doorway 90cm wide.
- This leads to another landing 280 x 105 cm with one spot light above
- Floors are hardwood.
- Off this landing is a family bathroom to the left, a dressing room opposite and a super king bedroom to the right (Room 2)

First Floor Family Bathroom

- The doorway is hinged to the right, it is 75cm wide.
- There is a 2cm sloped threshold.
- The toilet is 47cm tall.
- The sink is 85cm high.
- It has a shower over bath with a bath height of 49cm
- The largest open space is 190 x 100cm.
- It has a milking stool with a seat height of 45 cm
- Flooring is hardwood.
- There are 3 spotlights and 1 sink light

Dressing Room

- Door hinged to left 73cm wide

- The floor is hardwood and rug
- There is 1 ceiling light
- It has a freestanding mirror, dress rail, suit stand and travel cot
- Largest open space is 350 x 170cm

Bedrooms

- There are four bedrooms; two on the first floor, two on the second floor.
- Feather duvets are provided in all bedrooms along with 1 x feather and 1 x microfibre pillow per bed space.
- Sheets, duvet covers and pillowcases are cotton.
- Floor covering in all bedrooms is carpet.

King Bedroom (Room 1) First Floor

- Entrance door 84cm wide, hinged to the right
- King size bed
- Bed height 65cm floor to top of mattress.
- Largest space to the side of the bed is 130 x 170cm
- Largest open space in the room is 410 x 100cm
- The room has 1 pendant lamp and 2 wall lamps
- There is a chair with a seat height of 42cm
- Hardwood floor with rug

Walk in wardrobe

- Entrance door 53cm wide, hinged to the left
- Largest open space 115 x 87cm
- There is one spot light and 1 sensor light

Ensuite to Room 1

- Entrance door 65cm wide, hinged to the right
- There is a 10cm high step up
- The toilet is 44cm tall.
- The sink is 84cm high.
- It has a walk in shower with a sliding door 53cm wide and the shower cubicle is 65 x 105cm
- The largest open space is 102 x 80cm
- Flooring is hardwood.
- There are 4 spotlights

Superking/Twin bedroom (Room 2) First Floor

- Entrance door 75cm wide, hinged to the right
- Superking size bed that can split to a twin arrangement
- Bed height 60cm floor to top of mattress

- Largest space to the side of the bed is 160 x 230cm
- Largest open space in the room is 160 x 230cm
- The room has 1 four light pendant lamp and 2 bedside lamps
- There is a chair with a seat height of 42cm
- Hardwood floor with rug

Stairs from First to Second Floor

- It is sectional and angles round to the right; it is not a straight flight.
- There are 3 sectional areas, the first two flights leading to a quarter landing with 5 steps. The final 4 steps lead to the first floor. The minimum size of each step is 20cm deep x 19cm high x 80cm wide.
- The first quarter landing is 103 x 88cm, the second is 92 x 99cm.
- Stairs are part carpet part wood.
- The final section of steps leads to the first-floor landing that is a TV area

TV Area Second Floor

- Largest open space 130 x 150cm
- Two large bean bags that can be zipped to make a 4 seat beanbag
- There are 3 spotlights
- This area has a central floor to ceiling supporting beam

Second Floor Landing

- There is a threshold step 7cm high
- Entrance door 78cm wide, hinged to the left
- Largest open space is 197 x 110cm
- Bedroom 3 is to the left
- Bedroom 4 is to the left

Superking/Twin bedroom (Room 3) Second Floor

- There is a sloped threshold step 3cm high
- Entrance door 75cm wide, hinged to the left
- Superking size bed that can split to a twin arrangement
- Bed height 68cm floor to top of mattress
- Largest space to the side of the bed is 180 x 210cm
- Largest open space in the room is 180 x 210cm
- The room has 1 four light pendant lamp, 2 bedside lamps and 1 spotlight
- There is a three seater bed stool with a seat height of 50cm
- Hardwood floor with rug
- This bedroom has a shower handset over freestanding bath on a plinth within the room
- Bath height 56cm
- Plinth height 16cm

Ensuite toilet to Room 3

- Entrance door 70cm wide, hinged to the right
- There is a 10cm high step up
- The toilet is 48cm tall
- The sink is 84cm high
- The largest open space is 86 x 72cm
- Flooring is hardwood.
- There is 1 spotlight and 1 over sink light

Superking/Twin bedroom (Room 4) Second Floor

- There is a sloped threshold step 1cm high
- Entrance door 70cm wide, hinged to the right
- Superking size bed that can split to a twin arrangement
- Bed height 68cm floor to top of mattress
- Largest space to the side of the bed is 220 x 250cm
- Largest open space in the room is 220 x 250cm
- The room has 1 four light pendant lamp and 2 bedside lamps
- There is a two seater bed stool with a seat height of 52cm
- Hardwood floor with rug

Ensuite to Room 4

- Entrance door 70cm wide, hinged to the right
- There is a 2cm high step up
- The toilet is 48cm high
- The sink is 84cm high
- It has a walk in shower with a door hinged left 74cm wide and the shower cubicle is 65 x 105cm
- The largest open space is 70 x 80cm
- Flooring is hardwood.
- There are 4 spotlights and over sink light

Grounds and Gardens

- From the front door there is a paved flagstone footpath leading around the right hand side of the property to the patio area, this footpath is 120cm wide at its narrowest point and has some raised flagstones and lips on the way around.

- The main patio is to the rear of the property and is 9.9m x 5.8m with the largest free space at 2.3 x 4.8m.
- A circular table with lazy Susan seats 8 persons. Table height is 77cm and chair height is 40cm.
- A set of 4 steps leads up to the sloped grass and across to a raised corner patio. These steps are 30cm high x 110cm wide and 43cm deep.
- An L shaped seating area seats 5 persons, with a seat height of 34cm and 3 box stools with a seat height of 34cm. The table is 50cm high.
- The seat pads provided are 10cm deep.
- A rough gravelled pathway leads from the main patio to the garden on the North West corner.
- From here the pathway leading back around the other side of the property to the front door is paved and 80cm at its narrowest point.
- The garden itself is mainly laid to lawn which is not level and surrounds the property and features a variety of trees and shrubs.

Contact Information

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