

Access Statement For Maple Cottage

Introduction

The cottage has been developed from a Victorian outbuilding. This has resulted in a delightful property full of character. To take advantage of the view the lounge and kitchen are on the higher level. Due to the size and design of the cottage we do not recommend it as suitable for anyone with limited mobility, poor sight or young children.

Pre-Arrival

- all bookings are through the owner personally
- brochure and website are available with pictures

Arrival & Car Parking Facilities

- set into hillside
- flat, part block paved/ part gravel drive to cottage from main tarmac drive to the estate
- private parking outside the cottage
- steps up to main entrance - 11 up in total to the garden gate and 1 down to the door. Max. height of 11 inches and min. depth of 14 inches. No handrails.
- security lighting

Main Entrance

- main door leads to the utility room
- name sign by the door
- outside light
- alternative access by patio door to bedroom - 3 steps from parking area (max. 8 inches high and min. 20 inches deep)

General (Internal)

- all walls are pale in colour and all woodwork/doors are in a dark oak stain
- all rooms are well lit
- min. door width is 26 inches leading from the bedroom to the en-suite

shower room

Dining Room

- combined lounge / dining room
- fitted wool carpet with rug
- large picture window to take advantage of the view
- satellite TV/DVD Combi , i-pod dock and Wi-fi
- double sofa and pine high backed 'grandad' chair
- 2 steps up from kitchen - 7inches high and 10inches deep

Utility Room

- front loading washer/drier
- under worktop freezer
- tiled terracotta floor
- 2 steps up to kitchen - 8inches high and 9.5inches deep

Bedroom

- double bed set into alcove
- accessed directly by flight of carpeted stairs from lounge - 10 steps with a bend at the bottom (each step approx. 8inches high and 9.5 inches deep)
- fully fitted wool carpet

Shower-room & WC

- en-suite shower room
- non slip tiled floor
- 80cm corner shower cubicle with sliding doors

Self-Catering Kitchen

- cream units with dark wood effect worktop
- installed in traditional layout
- built-under cooker, dishwasher and fridge
- all electric
- non slip vinyl flooring

Grounds and Gardens

- enclosed rear garden with raised paved patio, furniture and planted borders
- use of owner's land to the front of the property including a large sloping lawn and a deep pond

Additional Information

- non smoking property
- friendly, well behaved dogs welcome
- next to owner's home

Contact Information

- Address:
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- Hours of operation: 24 hr
- Emergency number: 01539563008

Future Plans

- No major future plans. The property has been refurbished regularly as and when required to maintain our high standard.

We welcome your feedback to help us continuously improve if you have any comments please email.