

## **FIVE STAR SELF CATERING COTTAGE**

Approach the cottage by a private gravel driveway on a gradual slope.

A paved ramp with no handrail or 2 steps lead to the large south terrace which is a level flagged area of approx 100square metres.

A permanent stone ramp leads to the front door for easy walking access.

One 20cm step leads to the side door.

All doors are 840mm wide.

Outside lighting gives ease of access after dark.

The front door opens into the hall which leads to a very spacious dining/kitchen area with an oak lined opening to lounge, both lounge and kitchen / diner have oak beams. The ground floor is a level surface. Ceramic tiles cover kitchen/diner, lounge and the bedroom entrance and continue into the ensuite shower room. The floor changes to carpet approx 1 metre into the downstairs spacious twin bedroom which opens from the hall. Bedside lamps, 2 centre lights and clock radio are provided in this room.

The ensuite shower room has a lighted mirror, shaver socket, electric towel rail and heater, the shower is in a large 900x900 cubicle with a support rail either side and a step up into the shower.

A master bedroom with a king size brass bed (55cm high) is located on the first floor and accessed via a carpeted staircase with hand rail support. Bedside lamps are controlled from the doorway as well as the bedside. The bedside lamps and centre lights have dimmer switches. Clock radio and TV with remote are provided. The adjacent bathroom has fitted furniture and bath with shower over, lighted mirror, and shaver socket and towel rail. One step (7 cm ) leads down to the ensuite twin bedroom on the first floor, bedside lamps; central lights and clock radio are provided. The ensuite shower room has 900x900 shower cubicle with a step up into the shower, semi-counter top basin and WC, a lighted mirror; shaver socket, electric towel rail and fan heater.

The kitchen has dishwasher, fridge, freezer, washing machine and tumble dryer at wheelchair level.

The cooker and hob have front controls. Microwave, cordless kettle and toaster are provided.

High level cupboards have pull knobs at the lower end of the door.

Furniture is sited with adequate space for movement.

Lounge has leather sofas and free view TV, DVD and video players and music centre all with remote controls.

Good lighting is provided by down lighters with dimmer switches in the living areas.

Fire alarms on ceilings are interconnected with the reset button on the alarm in the hall.

Oil central heating is installed; the thermostat is situated at the top of the stairs on the first floor all boiler controls are in the kitchen.

You can appreciate the panoramic views amazing landscapes with all your senses

Watch and listen to the wild life (wild deer roam the farm) birds frequent the trees and hedges around the cottage. Baby lambs are born in the spring.

The front garden has something to see and smell all the year around.

Owner has Welcome Host Gold award and Green Dragon award level 2.

Assistance with settling in can be arranged.

Please contact us to discuss particular requirements.

Payments by cash or personal cheque.

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