

Ludford View – Access Statement

Main entrance and parking

The parking place is in the drive at the side of Ludford View, off Temeside and the cottage is approached through a wooden gate, 94 x 170 cm, in the wall. There is a step up of 22 cm and a step down of 6 cm into the gravelled garden.

Garden room

The front door opens directly into the garden room. The door is 76 x 178 cm and hinged on the right. There is a step up of 4 cm from the flagstones to the garden room. The floor is vinyl.

There is seating for two and a small table.

Downstairs cloakroom

This is off the garden room. The door is 71 x 180 cm.

There is a wash hand basin which is 90 cm high.

There is a washing machine on a slightly raised area.

The boiler is located here with an 'Easy to Use' programmer at 130 cm high.

Sitting/dining room

The door to the sitting room is off the garden room and is 80 cm x 179 cm and hinged on the right with the handle at 91 cm.

The floor is oak laminate and there are two short-pile rugs.(may be removed if requested)

There is a two-seater sofa and an easy chair, a nest of coffee tables, a sideboard and a dining table with two dining chairs.

There is a TV with remote control, and a CD player and radio.

Stairs

The stairs lead directly from the sitting/dining area with 14 steps, the first five being winders. The treads are 25 cm and the risers are 18 cm., handrail on the left (although this does not start until the 6th step from the bottom).

The upstairs landing is approx. 140 x 140 cm.

The stairs and landing are carpeted and there is a handrail at 90 cm. above the straight stairs.

Kitchen area

The self-catering kitchen is integrated with the sitting/dining room.

The floor is oak laminate.

The work surfaces are 90 cm high and 60 cm wide.

There is an electric built-in oven with a pull down door and a ceramic hob. Above the hob is an extractor hood.

There is also a microwave oven.

The fridge is free standing.

There are two wall units above the sink with single shelves.

The kitchen area is lit by a set of three spotlights.

Bedroom

The bedroom leads off the upstairs landing. The door is 76 x 178 cm and hinged on the right.

The room is carpeted in short pile carpet with a rug between the beds (rug may be removed if requested).

Two single divan beds 90 cm wide, and 63 cm high.

Bedding is Egyptian cotton, there are both feather and 'hollowfill' pillows available. Each bed has a duvet (hollowfill) and a throw.

There is a space of 90 cms between the beds. One bed is against the wall.
There is a light switch at the door and two reading lamps on the chest between the beds.

Bathroom

The bathroom is off the upstairs landing.

Door is 76 x 178 cm.

Toilet seat is 41 cm high.

Distance to the right of the WC is 15 cm.

Distance to the left of the WC is 90 cm.

The sink height is 80 cm.

The bath height is 40 cm.

The bath length is 140cm.

The bath width is 72 cm.

The bath has two grab rails.

The separate shower cubicle is 90 x 70 cm. with grab handles on both sides. The control is 130 cm high. There is a step of 10 cm up into the shower.

There is a towel rail at 1 m high next to the shower.

The floor is non-slip vinyl.

Outside

The garden has a wooden table and two chairs. There are outdoor cushions kept on the top of the broom cupboard in the garden room.

The garden is gravelled throughout and is therefore an uneven surface.

There is a dustbin inside a wooden container with a hinged door.

A gas BBQ is provided.

Other information

There is extensive tourist information for visitors and a specific information file about the cottage.