

# **Corner Cottage - Access Statement**

## **Introduction**

This 18<sup>th</sup> century cottage is located in the Conservation Area of the village on the corner of Deepdale Lane and East Street. The accommodation is over two floors with some low beamed ceilings and doorways. It is a building with character which one would expect with a property of this age.

We try to provide pretty much everything you are likely to need whilst staying with us but there is always room for improvement. If you have a specific requirement, then please do get in touch with us and we will endeavour to help.

## **Pre-Arrival**

- There is a bus stop within 100 metres of the property along level footpaths. There is a regular bus service to Lincoln.
- The railway station is 4 miles away in Lincoln. Taxis are usually available at the station.
- We have a web site with photographs of the inside of the property.
- This Statement can be provided in larger print if required.
- Regrettably we are unable to accommodate animals.
- The property is centrally heated throughout.

## **Arrival & Parking**

- The keys will be in a key safe. The location and code will be advised prior to arrival.
- Please let us know your expected arrival time; we would appreciate notification if it changes.
- There is a garage for your use adjacent to the cottage.
- Luggage can be unloaded in the road adjacent to the cottage (or in the garage) and carried to the cottage along a level footpath (15 metres)
- The area is lit at night by street lighting.
- We ask that you do not park on the verge in order to preserve our village environment

## **Main Entrance**

- The entrance has a low threshold at the door.
- The hall is carpeted.

## **Kitchen / Dining Area**

- The room is split between kitchen area and dining area
- The dining area is carpeted. It has a rectangular refectory style table and six upholstered dining chairs.
- It is illuminated by wall lights and spot lights with a dimmer switch.
- There are sideboards with a radio/CD player.
- There is a gas “wood burner” stove
- The kitchen area has a vinyl floor. There are ample cupboards at low level and eye level. The cooker is gas operated. There is a fridge/freezer, a washer/dryer and a dishwasher.
- The kitchen area is lit by recessed spotlights.

### **Sitting Room**

- The room has both a two-seater & a three-seater settee together with an armchair.
- There is also a dresser with a radio/CD player/iPod dock and a low coffee table as well as a flat screen television with a DVD player.
- The room is carpeted.
- There is a coal effect gas fire.

### **Upstairs Accommodation**

- The staircase is quite steep and narrow (it is a cottage!) with carpet on it and a handrail on the left hand side
- It has 11 steps which are 19 cm high, 22 cm deep and 80 cm wide.
- There is a change in level on the landing with a step 10 cm high.

### **Double Bedroom**

- It has a 4' 6" double bed accessible from both sides, a wardrobe, dressing table and bedside cabinets with lights.
- The duvet & pillows are synthetic. The bed linen is polycotton.
- The floorcovering is carpet.

### **Twin Bedroom**

- It has standard twin beds accessible from both sides, a built in wardrobe, dressing table and bedside cabinet with light.
- The duvet & pillows are synthetic. The bed linen is polycotton.
- The floorcovering is carpet.

### **Bathroom**

- There is a standard three-piece suite.
- There is a separate shower cubicle with a thermostatic shower. The shower has a 17 cm high step up into it.
- The floorcovering is vinyl.

### **Outside**

- Access to East Street and the Village.
- Private lawned area facing East with garden furniture at the front of the cottage.

### **Additional Information**

- The cottage has a smoke alarm.
- There is a Fire Statement in the Information Folder.
- Wi-Fi access is included in the rental price.
- Please do not smoke in the cottage.

### **Contact Details**

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