

Access Statement for Longhouse

The cottage is next to a public highway.

The approach is steep and narrow, although loading and unloading is easy, the approach to the main street is steep.

There is a Masterlock outside the property and the code is given beforehand.

The front door is 73 x 176cm with a hinge on the right. The keyhole is 118cm high.

There are 3x 20cm steps from the road. Leading into a porch 95cm x 95cm, then a right angles turn with another step 20cm

into the sitting room area.

The house is only 280cm wide.

The sitting room area leads onto the kitchen/dining area and it is all at one level

There are 2 double settees, a dining table (approx 120 x 66cm with 4 chairs) an open fireplace with log burning glass fronted fire.

The kitchen door (from the porch) is 70cm x 196cm.

Galley Kitchen , work surface height 90 x 62cm

Sink, electric hob all 90cm high. The oven door grill is 65cm and the main oven shelf is 26cm from the floor.

The fridge is under the work surface.

Width between units and kitchen table only 85cm

The kitchen is lit by 4 separate spotlights.

Flooring is heavy duty carpet.

Bathroom

The house bathroom is off the sitting room/dining room area and constitutes the ensuite bedroom.

The door is 170 x 70cm.

Toilet seat 49 cm, distance to left of toilet 53cm, to right 135cm.

Sink height 79cm

Corner Bath 300 x 600.

Radiator.

This leads on to a double bedroom

Door 69 x 180

Bed 5ft x 6ft 3

Quality cotton bedding, non feather pillows and duvet

35cm to right of bed, 130 to left

Main light switch at door and 2 wall switches at bedside.

Bedroom 2

Reached by a narrow steep flight of stairs. 12 steps 18cm high x 24cm deep. 59 cm length.

Twin beds 6 ft 6 x 3ft,

Bedside lights. Space on right side of bed, 70cm. To the left 130cm at the foot 40cm.

This leads on to second bathroom with shower. (90 x 90)
Toilet height 49cm, space to right 20cm to left 100cm
Sink height 79cm. Radiator.
Access to garage, door 69 x 180.

Garage.
Not suitable for anything other than a mini size car.
Fridge Freezer and washer dryer.

Outside area

Small stone/ pebble patio garden with 3 steep steps to access seating area.
The patio is approached from the front door in front of the house.