

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities that we offer our guests.

ACCESS STATEMENT FOR THE COACH-HOUSE

Introduction

Our property is a luxury FIRST FLOOR conversion of a former Victorian coach house located in the small village of Stoke Prior. The property is adjacent to The Old Rectory, the owners' home. Stoke Prior is situated approximately 3 miles from the town of Leominster.

The property sleeps a maximum of 4 people and has two bedrooms.

There is a strictly NO SMOKING policy in the Coach-House, its grounds and the grounds of The Old Rectory.

NO PETS.

We have created a floor plan of the property (not to scale) which can be opened from the WELCOME page of our web site – www.coach-house.co.uk

We look forward to welcoming you. If you have any queries, or require further information, please telephone 44 (0)1568 760241 or email gill@coach-house.co.uk

Pre-Arrival

- **There is full information about The Coach-House on our website at**
- **www.coach-house.co.uk**
- **You can find our location and directions on this site.**
- **Bookings/enquiries can be made via e-mail gill@coach-house.co.uk**
- **or telephone 44 (0)1568 760241**
- **The nearest station is Leominster, 2.5 miles away.**
- **There are accessible taxis at the station.**

Arrival at The Coach-House

From the road, entry into the grounds of The Old Rectory (the Owners' home) and the adjacent Coach-House is through electronically operated large metal gates. The private drive to the properties rises gently over a distance of some 100 metres arriving at the parking area. The parking area for The Coach-House can accommodate up to 4 cars. This parking area has a tarmac and stone set finish and is adjacent, being within 10 metres, of the private gated courtyard to The Coach-House.

You will be met by the Owner on your arrival who will accompany you on a guided tour of the property. The key(s) will be made available to you at this time.

Entry into the small private courtyard is through a wooden pedestrian gate with a 1200mm wide opening – a view of this area can be seen on the Welcome Page of our website.

Once inside the gate, the small courtyard is surfaced in large grade gravel. The bespoke iron staircase is sited a further 2 metres away. There is a metal handrail to each side of the staircase. The stairway width is 1100mm. There are 12 steps each rising 200mm. The stairway leads onto a tiled balcony with an 1100mm high safety railing surround.

The south-west facing balcony offers an approximate floor area of 4 x 4 metres.. There is a metal outdoor table, 4 chairs, and parasol. The balcony is home to a variety of potted herbs and flowering plants. Views across open countryside.

The entrance door into the property is approximately 3 metres from the top of the stairs. The doorway has an opening width of 800mm and the door opens outward. There is one threshold step of 130mm rise. This glass door is sited centrally between two full height fixed glass panels. The overall width of this French door unit is 1760mm.

The Accommodation

Once inside the building, the main living/dining/kitchen areas are integrated to provide a spacious and contemporarily furnished open-plan living space with triple aspect windows.

With the exception of the bathrooms floors, which are tiled, the flooring throughout the accommodation is Aqua-lock laminate in a pale travertine marble finish.

There is ONE STEP within the building.

All doorways within the building are 740mm wide

All below worktop sockets are positioned at 500mm height

All main light switches are positioned at 1150mm height

All windows are argon-filled double glazed units.

All lighting within the building is from low-energy halogen spot lights either as ceiling or wall installations. There are a wide variety of lighting options.

Low light night lights.

Emergency lighting.

Heat and smoke detectors.

Exterior sensor lighting.

Original artwork throughout the building.

LIVING AREA:

- **3 seat leather sofa and two large matching leather armchairs in a dark finish.**
- **Two-tier glass coffee table.**
- **Bookcase and low level shelf unit in a contemporary light oak finish.**
- **Wall-mounted 'Smart' TV with Wi-fi connection.**
- **CD/DVD player.**

DINING AREA:

- **Light oak dining table 900mmx1500mm (table top height from floor 750mm).**
- **4 high-back dark leather and light oak dining chairs (seat height from floor 430mm).**

KITCHEN AREA:

The kitchen is fully fitted with cream units and contemporary metal handles. All cupboards and drawers have a 'soft' closing mechanism. The working area is 'L' shaped.

- **The worktop height is at 900mm.**
- **Built-in electric oven (600mm wide) with drop down door set at 700mm from the floor.**
- **Built-in microwave oven set above oven.**

- Electric induction hob set into worktop. Drawer and cupboard units below.
- Stainless steel cooker hood (over hob) with light.
- Worktop with built-in stainless steel Franke 1.5 bowl sink. Cupboards, drawer unit, built-in wine rack and open shelf unit under.
- Front loading 600mm width drop door built-in dishwasher.
- Full height 300mm larder cupboard.
- Full height fridge with freezer- 60/40 ratio.
- Fire extinguisher and fire blanket.
- Heat detector located over dining table.

There is an inward opening doorway from the kitchen area leading to a short corridor with window. Security night light. Leading off the corridor:-

BEDROOM 2

A high quality furniture suite in a cream finish comprising:-

- Double door wardrobe with 2 full width integrated drawers below.
- 5 drawer chest of drawer unit.
- Dressing table with matching stool.
- 2 x Bedside table with drawer.
- 2 matching single beds (1020mm wide x 2040mm long)
- Floor to mattress height is 520mm

These beds can be 'linked' to provide a super-king option.
(2050mm wide x 2040mm long)

- Wall mounted TV with remote.
- Large wall mounted mirror above the dressing table.
- Luggage rack.
- Full length lined curtains and black-out blind.
- Alarm clock.
- Hair dryer.

From the corridor outside Bedroom 2 there is ONE STEP rising 180mm. The step is located within a brickwork aperture with an opening of 940mm. This leads to:-

UTILITY LOBBY

Built-in below a hardwood worktop set at 880mm height: are :-

- Washing machine (600mm wide)
- 600mm wide cupboard with drawer above
- Built-in tall cupboard.

Leading off this lobby is the:-

MAIN BATHROOM

Ceramic tiled floor, tiled shower cubicle and over basin tiling.

A white suite comprising:-

- **Hand basin (bowl height at 800mm).**
- **WC (seat height at 430mm).**
- **Walk-in (step at 170mm) power shower.**

The minimum shower opening is 540mm. The enclosed shower area is 830mm x 730mm. The overall shower tray 890mm wide x 1400mm long.

- **Wall mounted Cole & Lewis soap, shampoo and conditioner dispensers.**
- **Wall mounted heated towel rail.**
- **Wall mounted hair dryer with integrated shaver socket.**

BEDROOM I (ENSUITE)

A high quality furniture suite in a cream finish comprising:-

- **Double door wardrobe with 2 full width integrated drawers below.**
- **5 drawer chest of drawers.**
- **Dressing table with stool.**
- **2 x bedside table with one drawer.**
- **King size bed 1650mm wide x 2040mm long. Floor to mattress 520mm**
- **Wall mounted TV with remote.**
- **Large wall mounted mirror over the dressing table.**
- **Luggage rack**
- **Full length lined curtains and black-out blind.**
- **Alarm clock.**
- **Hair dryer.**

Door leading to:-

EN-SUITE BATHROOM

Ceramic tiled floor. Fully tiled bath surround. Over basin tiling.

A white suite comprising:-

- **Hand basin (bowl height at 800mm).**
- **WC (seat height at 430mm).**
- **Corner bath (600mm from floor). Maximum width of the bath is 1000mm.**
- **Heated towel rail.**
- **Wall mounted cabinet with mirror door.**
- **Wall mounted hairdryer with integrated shaver socket.**
- **Over bath wall mounted glass shelf.**
- **Wall mounted Cole & Lewis soap, shampoo and conditioner dispensers.**

EMERGENCY EXIT STAIRCASE

This is accessed via the en-suite bathroom. The emergency door opens outward. There is a threshold step at 140mm height and leads onto a metal balcony and within 1metre, to the staircase. The metal staircase has 13 steps. Each step rises 190mm. There is a metal handrail to one side of the stairs and the property wall to the other. This staircase leads into a rear courtyard. It is approximately 15 metres to the parking area.

Future Plans

We will review our property through feedback from our guests and make changes accordingly.

We welcome your feedback to help us continuously improve. If you have comments, please email us.

Additional Information

- **Central heating and hot water are provided by an oil-fired boiler.**
- **There is a comprehensive Information Folder in the Coach-House.**
- **A Welcome Basket awaits you.**
- **Mobile phone reception is reasonable for O2 and Orange.**
- **Vodafone reception is limited.**
- **Wireless internet access is provided.**
- **All bedding, towels, dressing gowns and slippers provided.**
- **Cole & Lewis toiletries provided in each bathroom.**
- **Laundry and dishwasher liquids provided.**
- **The property and it's grounds are strictly NO SMOKING areas.**
- **NO PETS.**