

Ambrose Cottage

Access Statement

Approach & Parking

From the road enter the drive of the property through a five bar gate onto a block paved parking area. There are no marked bays, but there is parking for up to five cars on a flat area with a slight slope to the front of the house.

There is one step of 40 millimetres through the narrow outer left hand door of the porch the width of this entrance is 480millimeters, both doors can open. There is a further step of 40 millimetres high through the front door into the hallway.

For access at night,there is a motion sensor on the right hand side of the house wall this light guides your pathway as you approach the house, there are solar powered lights along the footpath approaching the house. There is also an inner light between the outer and inner front door on the right.

Entrance Hall

The front door opens to the level downstairs hallway onto original oak parke wood flooring.

There is a straight staircase to the right, no carpeting, but original pine flooring. There are 11 straight steps (180mm high x 790mm wide) going up to the middle landing which is 790x790mm square turning ninety degrees left with a further four steps to the top landing . There is a stripped pine and oak baluster rail on the left side all the way to the top landing. There is a rug on the floor on the top landing and also on the ground floor hallway.

Dining Room

Access to the dining room is from the bottom hallway, through the kitchen into the conservatory/breakfast room. There is one rectangular dining table, where guests sit together.

Landing

The bottom hall and the top landing are well lit they both have table lamps. There are 2 safety plug in lights at the bottom right of the stairs and top landing which come on at dusk and glow bright if the power is suddenly cut off. There are no further steps into both bedrooms from the top landing. Access to the two bedrooms are off the top landing.

Double Bedroom with en-suite

Access is through a standard 2ft 6inch door from the top landing. The floor is stripped pine. The main double bedroom is, 3.5 x 4.5meters and contains a standard 4ft 6 inch double bed at 21inches high. There is a central ceiling light. Also bedside tables either side of the bed with table lamps and switches in the flex. There are 3 rugs which surround the double bed.

There is an en-suite within this bedroom, through bi-fold doors to the shower room. This floor has a safety non-slip surface. The shower which is electric has a safety pull cord on the right. The shower has a step up of 170mm into the shower enclosure. This has a bi-fold clear glass screen. There is a standard height WC with dual flush saniflow system. There is a vanity unit with hot and cold lever taps, mirror, light and shaver socket above.

Single Bedroom with en-suite

This bed room is next to the double bedroom directly opposite the top of the stairs with level access. The small single bedroom room measures 2.5 x 2.0 meters the bed has a bedside table lamp. The pine floor has 2 rugs ,one on entry and next to the bed.

The en-suite shower room contains a walk in electric shower, this also has a pull cord outside the shower cubical for safety. A step up of 240millimeters into the shower via bi-fold clear glass doors. There is a wash hand basin with one lever action tap, a mirror above with light and an electric shaver point. The standard height WC is a dual flush toilet. The surface of the floor is also non-slip.

Fire Alarms

The fire alarms in house are hard wired to the main electricity throughout with smoke detectors on the bottom hallway, top landing and in each bedroom. Fire notices are provided in each room on the back of the entrance doors.

Garden

There are 3 access points to the back garden. From the front door, around the side of the house through a side gate to the back garden. The garden is lawned and level. Another exit to the garden is through the conservatory/breakfast room, sliding doors give access. Down some outside steps. There is also an exit through the kitchen, through the inner back door. Step down one step into the utility room. From here is the outer back door, 2 more steps down onto the patio.