

## ***Access Guide for Mintridge - The Coach House***

The Coach House is located on the right hand side of the courtyard as you approach the property via the front drive. There are two external doors at ground floor. The main entrance doorway has two internal steps, leading to a utility area with shower room. Through the next door leads to an open plan kitchen and living area with under floor heating.

On the first floor, there are three bedrooms, which can accommodate up to six people. The dining area can accommodate up to 12-seated guests.

### ***Property Overview***

#### ***Ground Floor:***

***Open plan living space: With tiled floor and beams (under floor heating).***

***Living area: With 40 inch Freeview TV, DVD Player and CD Player.***

#### ***Dining Area.***

***Kitchen area: With electric oven, electric hob, microwave, fridge/freezer, dishwasher and washing machine.***

***Shower Room: With shower cubicle and toilet.***

#### ***First Floor:***

***Bedroom 1: With Double Bed.***

***Bedroom 2: With zip and link twin beds (can be made super king size on request).***

***Bedroom 3: With twin beds.***

***Bathroom: With shower over bath, and toilet.***

Oil central heating (under floor on ground floor) included. Cot and stair gate. Welcome pack. Enclosed garden with patio, garden furniture and gas barbecue. Private parking for 3 cars.

Electricity, bed linen, towels and Wi-Fi included. Highchair. Utility room with washing machine, tumble dryer and freezer (shared with other properties on-site). 3-acre natural grounds and 135-acre farmland (shared with other properties on-site). Bike store. Stabling available by arrangement. No smoking. Please note: There is a fenced stream in the grounds, 500 yards.

### ***Arrival & Car Parking Facilities***

Mintridge is accessible from the A465; look out for white railings and a cattle grid, which leads into the long fenced drive leading directly to the farm. The Coach

House is the first building at the entrance to the courtyard on the right of the driveway. Parking is available adjacent to the Coach House for several cars, either on the drive before the house, at the end of the house or in the yard by arrangement. Dogs can be accommodated by prior arrangement. There are outside lights illuminating the access and parking areas.

## ***Access Guide***

### ***General***

Unless stated otherwise, all doors give around two-metre headroom.

### ***Main Entrance***

Easy level access leads to the entrance door that has four steps up into the utility room. The first two steps are 107mm high and the next are around 200mm high. The door is 800mm wide and around 1800mm high. The width of the steps is variable as they turn through 90 degrees to the left.

### ***Ground Floor***

#### ***Utility Room and Shower Room***

The entrance leads directly into the utility room with tiled floor and under floor heating. There is an automatic washing machine and access to the shower room, which has a WC basin and 800mm x 800mm shower enclosure. There is a small step of 260mm up into the shower. The boiler cupboard is accessed from the shower room. The door into the shower room is 800mm wide. The WC seat is around 430mm high and the sink around 840mm.

There is at least 800mm walkway between all of the fixtures and the shower has a non-slip mat.

#### ***Open Plan Lounge, Dining Area and Kitchen***

The 800mm door from the utility room leads directly into the attractive and well furnished kitchen/dining area, provided with a table and seating for up to 12 people and a range of modern kitchen units, appliances and equipment. The level floor throughout this area is tiled with under floor heating, controlled thermostatically by controllers conveniently located at around 1m high on the wall. There is ample lighting giving a range of options from bright working light to subdued mood

lighting. A microwave oven, electric hob and oven refrigerator and freezer are provided.

The lounge area has comfortable sofas and chairs with plenty of non-feather cushions. All furniture is moveable, several handy tables are provided on which to place drinks etc. There is a large (40 inch) flat screen TV with remote control and DVD player located at the far end of the lounge. A second external door opens from the lounge area onto the courtyard via several large and deep steps. There is a carbon monoxide detector mounted on the wall in the kitchen area.

An open plan, closed tread, timber staircase (1050mm wide) leads off of the lounge area to the first floor. The risers are 200mm and the treads are 206mm deep and the staircase turns 90 degrees to the right to reach the first floor landing.

### *First Floor*

#### *Landing*

This is an open space with balustrade to the staircase and doors off leading to other rooms. All doors off of this landing are 760mm wide and around 2m high.

#### *Bedroom 1*

A 760mm wide doorway leads into a large bedroom furnished with double bed, cabinets, drawers and wardrobes. There are walkways of around 550mm either side of the bed and the height of the bed is 650mm. There is an external door (900mm wide by 1670mm high) that can be opened to give emergency escape. There is a drop of 1.8m to the paved area below. The key for this door is kept at high level to prevent accidental use by children; its location is indicated in the accommodation handbook and by a sign in the bedroom.

#### *Bedroom 2*

Another large bedroom furnished with two single divan beds, cabinets, drawers and wardrobes. All of the furniture is against the walls to ensure ample circulation space; there is a gap between the beds of 600mm and the beds are around 640mm high. This room has a casement window that provides normal ventilation but is easily opened fully if required to provide emergency escape to the yard below. The windows are normally locked; again the keys are kept safely out of reach of children with clear instructions and signs explaining how to open the window in the unlikely event of an emergency.

### *Bedroom 3*

This is an 'L' shaped room with two single divan beds and an open wardrobe/clothes storage unit secured to the wall. There is good access to both beds with a minimum walkway to the side of the beds 600mm. The beds are arranged in an 'L' shape and there is a narrow gap of around 300mm where the foot of one bed is close to the other. Both Beds are around 640mm high. Again there is a casement window very similar to that in Bedroom 2.

### *Bathroom*

This is a family bathroom accessed directly from the landing via a 760mm wide door and is equipped with a WC, wash hand basin, standard size bath and over bath shower with screen. The bath has sides that are 570mm high and there is a 'non-slip' mat. The WC and basin are of standard height (WC is 430mm and hand basin 840mm high) and they are 'built in' with storage cupboards around them. All towels and mats are provided.

### *Laundry*

There is a shared laundry facility with tumble drier and automatic washing machine behind the Oast House, accessed via a part hard surfaced and part loose gravel path. The laundry has a step up into it.

### *Outdoor Facilities*

To the rear of the property is a private garden with lawn area, herbaceous borders and a large paved patio area with patio furniture. The garden is accessed by leaving the cottage, walking to the end of the building on the drive and entering through a wooden gate. The garden is on a slope and has to be accessed via a series of stone steps. The grounds and gardens are beautifully laid out and easily accessible.

The farm has 135 acres around which guests are welcome to walk. The terrain is typical farmland with some hard/gravel paths and some grass fields and paths, which can sometimes be muddy and slippery. To ensure the safety of guests, please make sure that you check with the owner before accessing any fields with livestock in them. Dogs should be kept on leads at all times to avoid worrying horses and livestock.

### *Additional Information*

An information pack is provided that contains local information and maps as well as suggestions for places to eat out and visit. There is reasonable mobile phone reception and the cottage has access to a Wi-Fi internet connection. Light switches and power points are all at sensible heights and can be easily accessed from a standing or sitting position.