

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

The Oast House is set above The Chaff House and is accessed separately via an external railed stone staircase, which leads to the first floor entrance. It is a three bed self-catering cottage laid out over two floors for up to six people plus a cot. The kitchen, dining and living area is open plan.

### ***Property Overview***

12 external steps to first floor.

Open plan living space.

Living area: With Freeview TV, DVD Player & CD Player

Dining area.

Kitchen area: With oak units, electric cooker, microwave, fridge and dishwasher.

Bedroom 1: With double bed.

Bathroom: With bath, shower cubicle and toilet.

Separate toilet.

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

Bedroom 3: With twin beds.

Oil central heating included. Ample parking. Enclosed lawn with terrace, garden furniture and gas barbecue (shared).

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 onto a long railed farm drive into its own car park. There is plenty of car parking area and easy access to the cars once parked, and easy level access from the car park to the property on flat gravel and paved surfaces. The cottage is accessed separately via an external railed stone staircase, which leads to the first floor entrance. Height of steps is 7" and is 11" wide. Dogs can be accommodated by prior

arrangement. There are outside lights at night.

## ***Access Guide***

### ***Main Entrance***

Once up the stone staircase, the front entrance opens into the hall way and its opening door is 36" wide and 71" height, there is a step into the cottage of 8" high. There is oil central heating throughout.

### ***First Floor***

#### ***Lounge***

The lounge is accessed off the main hallway and its opening doorway is 27.5" wide and 76.5" height. The open plan room is spacious with a 3 seater leather sofa, 2 single leather chairs and one single fabric chair, and coffee table. All furniture is moveable and there are non-feather cushions provided. Flooring is short pile carpet. There is a digital TV with remote control, DVD, video and radio/CD player.

#### ***Kitchen***

The kitchen and lounge are open plan and all on a flat level. Oak fitted kitchen with an oak farm house table with 6 chairs. Sink height is 35", hob height 35". Evenly lit kitchen with spotlights above work surfaces where required. Fridge and dishwasher are also provided. Freezer is in the laundry room.

#### ***Double bedroom***

Double bedroom is accessed up 6 steps covered in short pile carpet. Height of steps 7.5" Door width is 27.5" Double Divan bed height from floor to top of mattress 25" Space to left of bed 23"

Space to right of bed 23"

#### ***Bathroom***

Bath towels, hand towels and flannels are all provided. Accessed off the hallway with doorway of 27.5" wide. There is a standard size bath with built in handles. Bath height 21.5". Toilet 15" high Basin 30" high with no cupboard under it There is a separate

shower with a step of 10.5"

*W/C*

Door width 27.5" Toilet 15" high Hand basin 30.5" Hand towel rail.

*Stairs leading to second floor*

Step height 7.5" and step width 10" with approx 12 steps

*Twin bedroom 1*

Door width 27" and height 77" 2 Single Divan bed height from floor to top of mattress 24" Both beds are against the wall with a space of 27" between.

*Twin bedroom 2*

Door width 27" and height 65" 2 Single Divan bed height from floor to top of mattress 24" Both beds are against the wall with a space of 35" between.

*Bedroom*

Non allergy duvets and pillows with protectors are provided in each room, but not cot bedding. Sheets, duvet covers and pillow cases are poly-cotton. Extra blankets are available in all bedrooms.

*Laundry*

There is a shared laundry room which is situated behind the cottages with a standard size washing machine and tumble drier, and also an iron and ironing board.

*Outdoor facilities*

From the car park there is a stepping stone path set in gravel to an enclosed patio area, with garden furniture and BBQ. Gas for BBQ is provided for you. There are 135 acres for you to walk around. All dogs must be kept on a lead. Please do not walk in any fields with livestock in.

*Additional Information*

An information pack is provided in the cottages full of local maps and attractions in

area and places to visit. Light switches and power points are at sensible heights to reach from standing or sitting position.