

The property is approached via a single track lane through gateway into enclosed courtyard area with 9 other properties. Parking for one car on gravel area is directly in front of the cottage. Stone cobble edging between roadway and parking area. Stone steps (6) up to the front door. The steps edges are not highlighted and there is no hand rail. Standard width main entrance stable type door within storm porch opens into corridor that leads to bathroom in one direction and to the sitting room in the other. Coir entrance mat and laminate flooring in main room. Television with teletext and DVD player operated by remote control and stereo/CD player is operated directly. A kitchen area and two bedrooms (twin and double) are all accessed directly from the sitting room with level access into the kitchen and twin room; there are 4 carpeted steps down into the double bedroom, with a hand rail on either side. Double doors open out from the double bedroom with one step down onto grass next to the car parking area. The bathroom is accessed from the corridor from the sitting room. The bathroom has standard fittings-a plastic non-slip bath with handle above the bath on the tiled wall and an over the bath electric power shower and a laminate floor. The kitchen has standard fittings including, under worktop dishwasher, washer/drier, hob and low-level built in oven and laminate floor. The main bedroom with double bed has carpeted floor. The twin bedroom has 2 single beds and a carpeted floor. The double doors from the kitchen lead into the fully glazed conservatory over a small step; the conservatory has a quarry tile floor. The galleried Crog loft with pine banister has twin beds and is accessed by a staircase. There are sloping ceilings with limited headroom and a carpeted floor. All electrical sockets are <30mm from the floor and switches are at standard heights. Doors are fitted with gate latch type handles. Good colour contrast between doors and walls. Audible smoke alarms fitted. Outside light to entrance is operated automatically as the cottage is approached. A travel cot, high chair and stair gates are available for use. There is a small gravel and lawn area at the rear of the property that can be accessed via one step down from the conservatory onto the gravel and then 2 small steps up onto a level lawn. The garden is fully enclosed, with a side gate entrance. No telephone available however, mobile phone reception is good. Guide dog welcome. No public transport is available.