

# **Access Statement For Flo's Cottage Averham**

## **Introduction**

Flo's Cottage is a 19th century, south facing, agricultural estate workers' cottage. This two bedroomed cottage has been renovated to a high standard. It retains many of the original features: beamed ceilings, open cast-iron fireplaces and the charm and relaxed atmosphere of a rural setting.

The cottage is in the small riverside hamlet of Averham with the market towns of Newark on Trent and Southwell just a few miles away and close to the tourist areas of Sherwood Forest, Lincoln and Nottingham.

## **Pre-Arrival**

- We have an extensive website, with photographs of the main interior of the cottage.
- Bookings / enquiries can be made directly from the website via email, or via telephone or by letter.
- Booking confirmation by the owners is made via email or letter.
- Once the full balance for the booking is received, guests are provided with written directions to the cottage including postcode, map and door key details.
- Although the village is a rural location a bus service runs through the village between Newark and Southwell every hour up to 7pm. Newark on Trent (4miles) is on the East Coast Main Rail Line.
- This access statement is available on our website and in the 'Welcome File' in the cottage.

## **Arrival & Car Parking Facilities**

The property is accessed off a quiet lane via a gravel drive and has ample off street parking, shared with the owners. The parking area is fenced and access to the property is through a single pedestrian gate (122cm wide). A green wheelie bin is provided for general household rubbish and a silver wheelie bin is provided for recyclable material.

## **Main Entrance & Kitchen**

The main entrance is at the rear of the property, access is via an enclosed porch (6cm step) which leads to the access door into the kitchen (both doors are 76cm wide). The porch has a shoe rack, glass recycle bin and coat hanging facilities. A door opposite the entrance door leads to the lounge/dining room (68cm wide).

## **Dining Room & Lounge**

The door from the kitchen leads into the lounge/dining room which has a wood effect laminate floor with hearth rug in front of an original cast iron Victorian fireplace with pine surround. Two low deep cushioned Ercol wooden cottage chairs and a three seated settee provide the main seating. A Flat screen TV with built in multi-channel Freeview and DVD player is set next to the French doors (106cm wide that lead out to an outdoor seating area. On the other side of the fireplace are double built in cupboards. The top cupboard contains books, family games, an emergency sewing kit and first aid box. On a small coffee table sits a CD/radio player. The dining area has a double drop leaf barley twist legged table and four upholstered dining chairs and a wooden stool. A baby high chair is also available (this is stored in the under stairs cupboard). Access from the lounge to the downstairs cloakroom and hallway is via a door (74cm).

The hallway has a door leading to the downstairs cloakroom with low flush WC (42cm seat level) and wash hand basin (83cm high). An under stair storage area houses the vacuum cleaner and is the location of the oil fired central heating boiler. The hallway has coat hanging facilities and a full length mirror. The carpeted stairs (80% wool) lead from the hallway up to the first floor (7 treads 20cm high 26cm deep). There is a wooden hand rail on the right of the stairs with a three step spiral 90° turn to the right and two further treads leading to a landing. A mains charged emergency torch is situated between the hallway and cloakroom doorways. Two smoke alarms, one in the hallway and the other above the landing are provided for the safety of guests.

### **Laundry**

An outside washing line and pegs are provided. Flo's Cottage does not have a washing machine but the owners can provide washing machine facilities on request.

### **Shop**

- Nearest shops are Newark or Southwell

### **Leisure Facilities**

- Local council leisure centres with swimming pools at Southwell and Newark. Golf courses and driving range, tennis courts and horse riding are all found locally.

### **Outdoor Facilities**

Access to the outdoor areas is via the rear entrance porch door or the French doors. Both doors lead to a decorative,

south facing, paved area with table and chairs and BBQ facilities.

From the paved area there is access to a large planted garden / grassed play area with swings, ( adult supervision is recommended.)

### **Upstairs Bedrooms**

All upstairs floors are laminated beech, with bedside mats (80% wool). All doors are 72cm wide.

From the landing a door leads to bedroom 1. A metal framed bed with a quality deep, 136cm wide mattress, 64cm sleeping height, with access available from both sides (50cm and 160cm). At each side is a single bedside drawer unit. Access to light switches is either side of the bed and next to the door with a double light above the bed as well as two ceiling lights. The room has a large hanging wardrobe with drawers beneath, a mirrored four drawer chest and chair. The room has ample electric sockets, an electric hairdryer and shaving adapter.

Bedroom 2 is accessed from the landing. The room has a metal framed double bed with a 136cm quality mattress, with a single bed with a 92cm quality mattress above. A double hanging wardrobe and a four drawer chest and a chair complete the furniture in this room. A table lamp and ceiling light with bedside pull switch provides the lighting.

All bedding is Egyptian cotton or percale with non feather pillows and quilt. Each guest is provided with a cotton hand and bath towel.

A full size travel cot with bedding is available upon request.

A child's safety gate is available for the top of the stairs.

## **Bathroom**

Access to the bathroom is from the landing. The room has a low flush WC (44cm seat height), a pedestal wash hand basin (77cm high) and a full size enamelled bath with electric shower over (54cm high side). A non-slip rubber bath mat is provide for use in the bath. A cotton non-slip mat is provided at the bath side.

## **Self-Catering Kitchen**

The very well equipped kitchen is set in a 'u' shaped layout with normal height work surfaces (92cm high), with a natural slate floor. There is a fridge with ice box, ample floor standing storage cupboards, a digital micro-wave, an automatic double oven with four ceramic hobs, a single sink with mixer tap, and a twelve place dishwasher. Above the dishwasher is a 2kg Dry powder fire extinguisher. All areas are illuminated by halogen spot lights and there is an extractor fan to the outside. A door opposite the entrance door leads to the lounge/dining room (74cm wide).

## **Additional Information**

A welcome pack is provided for guests on arrival: bread, spread, cheese, jam, milk, orange juice, tea, coffee and sugar.

Flo's Cottage is a pet free, non smoking property

## **Contact Information**

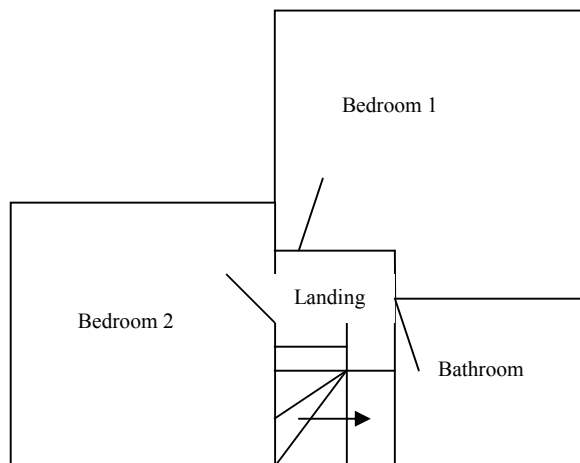
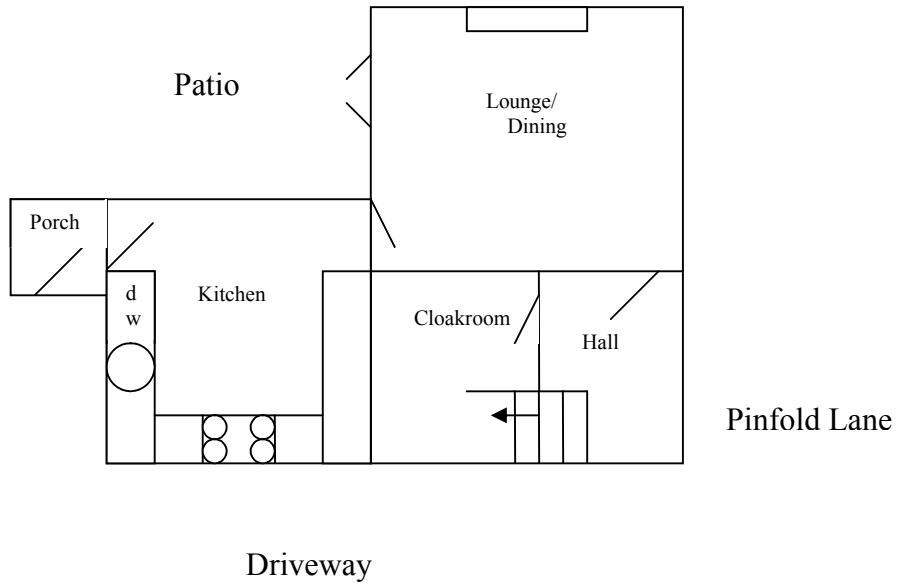
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Flo's Cottage ground floor and first floor plan