

The Coach House, Newland

Access Statement

Parking is either in the court yard (room for one car) or on the lane. Further parking is available in the grounds of The Lecturage which is next door.

There are three accesses into the property. The main access is gained through the conservatory. Additional ground floor doorway access points are available into the lobby adjacent to the ground floor bathroom or directly into Bedroom Three.

Main Access

Approximately 4 metres from lane and one metre from parking area

The main access (79cm) into the property through the conservatory has a threshold and single step down onto a quarry tiled floor. There is a movement activated security light. To the left is a cupboard with a step up to access to the storeroom containing the electricity trip-switch. In front is another glazed door (77cm) across a threshold with access to the upper lounge.

Access to the kitchen and laundry area is gained from the upper lounge/dining area. There is no change in floor level at these access points.

The stairs to the upper floor leave from the upper lounge/dining area. There are two carpeted steps onto a small landing. A further 10 open tread steps lead to the first floor. There is a hand-rail on each side of the open tread stairs and one hand-rail on the left of the two carpeted steps.

The Lower lounge is accessed down one carpeted step through a glazed door (75cm) and then down three stone steps to a wooden floor.

The door (58cm) to the ground floor toilet and bathroom area is accessed through an opening (65cm) from the lower lounge containing two stone steps up.

Access to lobby adjacent ground floor bathroom

Approximately 10 metres from lane and 6 metres from parking area

A gentle slope of paving leads to a side door (83cm). There is a threshold through this door (77cm) onto a vinyl sheeted floor. Straight ahead is the ground floor bathroom door (58cm) and to the left are two stone steps down into the lower lounge through an opening (65cm). To the right is the door (77cm) to Bedroom Three.

Access via Bedroom Three

Approximately 10 metres from lane and 6 metres from parking area

A gentle slope of paving leads to a door (83cm) directly into Bedroom Three onto a carpeted floor. Access to the bathroom is through the door (77cm) at the far end of the room and turn right to reach the bathroom door (58cm). There are two stone steps down through the opening (65cm) to the lower lounge.

Accommodation Ground Floor

Upper Lounge & Dining Area

This has a seating area for 4-5 and a dining table which seats 8. There are 5 wall lights each with 60w bulbs, together with one ceiling down-lighter and one table light (60W). There is also a five-bulb (each 60W) ceiling light over the area to the stairs.

Kitchen

The access to the kitchen is open (100cm). There are two ceiling lights and under-shelf lighting. Ample natural light fills this room during daylight. The kitchen floor is wood laminate. The fridge and oven are integrated into the Kitchen units and are at waist level. The dishwasher is at floor level. The kettle is cordless.

Laundry Room

Door (66cm). Laundry room has a floor-mounted washing machine and a work-surface-height vented tumble dryer. One ceiling 60w light and vinyl sheet flooring.

Lower lounge

Door (75cm). Has seating for 6-8. Open fireplace (log-burning), wooden floor, 3-bulb (each 60w) ceiling light, 1 table-light and 1 double reading light.

Ground-Floor Bathroom

Has 1 WC, bath with over-bath shower, hand-basin, ceiling light (60w) and separate mirror light. Carpeted floor.

Bedroom Three

This room has one ceiling light, (60w) two bedside table-lights and a floor-standing light.

Upper accommodation

There is a wooden galleried landing. To the left from this landing is access via two steps down to:

Bedroom Two

Door (76cm) This room has one ceiling light (60w), two bedside table-lights and one mirror light.

Bedroom One

Door (75cm) is at the opposite end of the landing. This room has two ceiling lights (60w) and two bedside table lights.

First Floor Bathroom

This room has four ceiling lights and one mirror light. The floor is fully tiled. There is a separate 1.1m x 0.76m shower unit. There is a double ended bath and a hand-basin. Door (70cm) gives access to cupboard containing boiler unit.

Generally

All internal walls are painted in crown emulsion and the wood work in eggshell.

The property is fully centrally heated using a propane gas combi-boiler.

The outside area is paved and with mature flower beds.

Help with handling of luggage can be made available

Written material can be enlarged if required