Berry Hall cottage access statement

* The cottage is approached through a pair of wooden gates from the lane..Inside the gates there is enough room to park two cars across the front of the main house. This area is made up of chippings , cement and has a mesh covered fish pond.
* From main gate to car park area it is a distance of 10 metres , from the car park it is a distance of 12 metres to the small wooden gate to the cottage, and a further 10 metres from the wooden gate to the front door.
* The nearest bus stop is half a mile away.
* The door to the entrance porch of the cottage is 78cms wide. There is a step up into the front door of the cottage which is 30 cms high.
* The door from the porch to the living area is 75cms wide.
* There is an open plan lounge/ kitchen area with stairs leading to bedrooms
* The sitting area has two, two-seater sofas.
* There is a wood burning stove in the lounge
* There is a C D Player in the lounge, TV and DVD
* Kitchen has a five ring gas hob and, oven, washing machine, microwave, fridge freezer and dishwasher
* Kitchen worktop height 92.5 cms
* Two bedrooms and bathrooms are via 13 stairs with banister on the right. After 4 steps the stairs turn to the right with 4 steps on the turn around the stair post then 5 stairs to the landing area.
* Bathroom has a 80 cms wide door, bath height 60 cms, (no rail) toilet height 40cms, a separate walk in shower cubicle width 59cms, sink 85 cms.
* Largest bedroom, door width 78cms, has one king sized bed. Second bedroom, door width 78cms, has a double bed.
* En-suite in largest bedroom -door 76cms, shower door 58 cms, toilet height 40 cms sink height 86 cms
* Non feather pillows and duvets with poly-cotton covers and sheets
* Light switches and power points are accessible and at a sensible height
* The cottage has an electrical smoke detector system, a carbon-monoxide sensor and a current electrical certificate.