

Access Statement for Anita's Holiday Cottages

Introduction

The Byre is a tumble-brick small barn conversion in the village of Mollington next to All Saints Church.

Pre-Arrival

- We have a simple web-site outlining what we have to offer.
- Bookings and enquiries can be made via our contact telephone number or by e-mail.
- Guests are provided with written directions to our cottages, available in different font sizes on request.
- The nearest bus-stop is located in the village at 2 locations which takes you to Banbury via local villages.
- The nearest train station is 4.5miles to Banbury.
- A copy of the access statement can be found on our web-site and in our 'welcome file' in the cottage.

Arrival & Car Parking Facilities

- Cars can be unloaded directly outside of the cottage and parking is available in a parking bay north of the cottage approx 8yds. Gravel surface.
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Main Entrance,

- The entrance to the cottage is from a gravelled level area up 1 flagstone step (rubber mat) 12 cm height and another slight step into the property of 5cm. The front exterior door is oak construction of standard width and height. Antique lever handle 95cm height.
- The first room on entering is the lounge/sitting area.
- Flooring consists of laminated wood with an 8'x6' short pile rug in the centre of the room.
- Walls are emulsion painted plaster as is throughout the cottage.
- Dimension of room is 6'x 9x4.
- 2 windows lever catches, wooden Venetian blinds with cord adjusters. Sill height 80cms.
- Wall mounted electric convector heaters throughout the property.

- Furnishings consist of 2 seater wing back settee and matching easy chair.

Floral design.

- 2 small wooden side tables, lamp and tall reading lamp.
- Small colour television with DVD.
- Light switch is directly to the right as you enter situated below the window sill.

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- There is our village pub where you can get a drink in the evenings and if you book they do meals.

- Opens 7.00pm approx 400yds short stroll down the small village road.

- In your welcome file there are many other suggestions for restaurants and local pubs.

Laundry.

- We have a small laundry room which is separate to the cottages which has a front loading washing machine and front loading tumble drier. Free use. The room is situated approx 5yds to the south of the cottages.

- Step into the laundry room 22cm into tiled area.

- Iron and board available for use.

Outdoor Facilities

- At the front of the cottage is a small walled gravelled area with table and chairs for use.

Bedroom

- The bedroom dimensions are 6'.7x 7' 7

- Natural fibre carpet.

- Convector heater on north wall below window. Sill height 125cm. Wooden Venetian blinds cord adjuster.

- Double divan bed with padded headboard. Facing the bed and to the right is a small pine hanging wardrobe. 190cm height 60cms width.

- On the left of the bed as you look at it is a bedside table with a lamp.

- Directly to your left is the light switch of standard height.

- In the left corner of the room is a painted chest of 4 drawers with wall mounted mirror above.

- 2nd window on the opposite wall sill height 90cms.

Bathroom, Shower-room & WC [Ensuite or Shared]

- En-suite shower room floor tiles throughout.
- Dimensions 5'x4' 8
- Shower cubicle directly to right as you enter. Folding door into shower. Triton wall mounted shower with adjustable shower head.
- Dimensions 90cmx90cm with step of 18cms into the shower cubicle.
- Along the right wall is a wash basin integrated into units. Wall mounted matching mirror lights above.
- Pull switch as you enter the room to your right.
- Toilet is integrated in the units and is situated 60cms from the wash basin. Toilet distance from wall 38cms
- Mounted full length mirror on far wall.
- On the left handed wall is a wall mounted electric heated towel rail.
- Window sill height 90 cms. Wooden Venetian blind with cord adjusters.
- Unit height 86cms.

Self-Catering Kitchen

- Kitchen dimensions 6' x 7'x6
- Tiled floor throughout.
- Door into area is glazed standard size lever handle.
- Directly on the left wall are the outside light and the kitchen light. Standard height.
- The kitchen has fitted units along the right wall and a sink on the south wall under an internal window.
- Wall units to match with under lighting.
- Single electric oven fitted into the units at floor height. Door pulls downwards for access.
- Ceramic hob above and integrated into the work surface.
- A floor height integrated fridge with small space for frozen produce.
- A small fire extinguisher is located on the wall above the sink and a wall mounted fire blanket fixed onto the opposite wall.
- Height of fixings 142cms.
- Window on far wall sill height 125cms. Pull blind.
- Along the left hand wall as you enter is a round pine table which is adjusted to back up to the wall therefore utilising 2/3rds of the surface table area. Two pine chairs.

- Convector heater on the far wall under the window.
- Flip-top waste bin.

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• **Grounds**

- Outside there is a small brick walled area to sit gravel surface level. Table and chairs for use.
- Along the front is a stone animal trough filled with summer flowers.

Additional Information

- Please familiarise yourselves with fire-procedures on arrival which will be in your welcome file.
- We have a no pet policy.
- The premises are non-smoking.

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Hours of operation: open all year

Emergency number: 01295 750731

Future Plans

- We intend to update our web-site in 2010

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have

**any comments please phone 01295 750 731 or email
anitagail@btopenworld.com**

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