

## Access statement for Rose Cottage, Great Lunnon Farm

Rose Cottage is approached off A4118 road, signposted Lunnon. At Lunnon take the first turning right to Great Lunnon Farm. Rose Cottage is off to the right of the farmhouse. It has a private secure parking area covered with chippings via 3.60m entrance gate. There is a level paving slab path to the cottage front door via 840mm garden gate and a level concrete path to the rear door. The front garden is a level lawned area within a hedged boundary.

The main front entrance into the cottage is through 820mm wide front door way.

Level and spacious ground floor accommodation except for 150mm step up into the kitchen from the dining room and 50mm step into the back lobby from the dining room.

The kitchen and lobby areas are quarry tiled floors and the dining room has stone flags.

Doors to all areas vary between 710mm to 800mm wide.

The kitchen has work surfaces and cupboard space together with kitchen table (1425mm x 900mm x 700mm high) and various kitchen chairs. There is a lowlevel oven and a microwave on the work surface. Also available is a free-standing fridge freezer (1700mm high).

A spacious lounge with ample natural light, has additional task lighting provided. A three-seater, a two-seater, sofas and a single armchair provides seating for six persons and the flooring is carpeted. TV with a built-in DVD player is also available. The lounge also has a working open fire place.

To the rear of the cottage is a lobby, a WC with the door opening outwards, and a utility area with central heating boiler and washing machine.

The stairs to the first floor has a single hand rail on the right hand side. The stairs and landing are carpeted. The main master bedroom is a double-bedded room with bedside cabinets and touch lamps. It has an en-suite bathroom with wash hand basin, WC and shower cubicle (800mm x 900mm). There are two 150mm steps down into this spacious room.

The landing leads to two twin-bedded rooms all on the same level. One twin room is carpeted and the other has floor boards with a large rug. Lamps are available beside each bed. Also, off the landing is the family bathroom with a bath, wash hand basin and WC. Again, there are two 150mm steps down into this bathroom.