

Access statement for Stable Cottage, Great Lunnon Farm

Stable Cottage is approached off A4118 road, signposted Lunnon. At Lunnon take the first turning right to Great Lunnon Farm. Stable cottage is attached to the left side of the farmhouse.

It has private 'off road' parking to the rear and a flat concrete area leads to the rear door. At the front there is a level concrete path to the front door via a 900 mm garden gate together with a level lawned garden enclosed by a stone wall.

The rear doorway is 830mm wide with a split stable door and a 127mm step up. A small lobby area leads to the kitchen both having tiled floors.

The kitchen has work surfaces and cupboard space together with washing -machine, dish washer, low level oven, electric hob and a microwave on the work surface. There is also a fridge freezer which stands 1740mm high.

The lounge/ dining room is carpeted as to is the hall and bedroom. The lounge/dining room has a small dining table (750mm x 750mm x 760mm high) with two dining chairs, two-seater sofa and a small rocking chair. Two large windows give ample natural light. There is a TV with built-in DVD player and an electric stove.

The hall way leads to the bedroom with a double bed and bedside cabinets together with touch laps on either side.

The bathroom with its tiled floor has fitted furniture, wash basin and WC units. A shower (900mm x 760mm) has a bi-folding door and a 200mm step in.

The hall also leads to the porch and to the front door via 95mm step down. The front door is 790mm wide and has a 80mm step out, down into the front garden.

All doors inside the cottage are 765mm wide and all rooms of the cottage are on the ground floor.

The cottage is heated by electric night storage heaters.