

Flanesford Priory Access Statement

Flanesford Priory is a Grade I listed, large, converted stone building that formerly housed an order of Augustinian Monks, dating back to 1346. During the 1980's, Flanesford Priory was converted from disused farm buildings to the current internal configuration of today. We have endeavoured to include as much information in this Access Statement as possible, and welcome any feedback should you find it lacking, and telephone calls should you have any questions. All guest accommodation poses difficulty for anyone with mobility, sight and hearing impairments, and such guests should be accompanied for their own safety.

Currently, none of the apartments are adapted for wheelchair use, have flashing light indicators for the fire alarm, emergency call points or hearing aid loops.

The Cider Mill apartment has been given a Mobility Level 1 (M1): Typically suitable for a person with sufficient mobility to climb a flight of steps but would benefit from fixtures and fittings to aid balance.

To aid the comfort of our guests we can provide a shower seat, toilet frame, and moveable suction pads to fix to bathroom walls. Please ring us before arrival to discuss your requirements and we will endeavour to make your stay as trouble free and relaxing as possible.

Pre-Arrival

- Accurate descriptions and photographs of our accommodation can be found on our website www.flanesford.com
- Booking enquiries can be made by telephone (we do not have a text phone), email, or directly through our website.
- The nearest Shopmobility is at Ross-on-Wye, Palma Court, Brookend Street, Ross-on-Wye, HR9 7EE. Tel: 01989 763 388 Email: info@enviroability.org.uk.
- The nearest town is Ross-on-Wye, and is just 4 miles away. Ross offers two major grocery chains, as well as independent butchers and green grocers and a few major High Street shopping outlets.

- We are happy to accept and put away grocery deliveries, as arranged in advance. www.tesco.com, www.sainsburys.co.uk and www.asda.co.uk deliver to us. Please keep in mind that the site is not constantly attended, and such deliveries will need to be arranged with staff in advance.
- Large print versions of this information are available upon request.

Travel

- The nearest bus stop is at Kerne Bridge on the B4234, approximately 300 yards away, with regular bus service into Ross-on-Wye. Please consult www.stagecoachbus.com for up to date bus timetables and routes.
- The nearest Railway stations are:
 - Lydney 14 miles. However, public transport is not available from Lydney Railway station to us. Should you rely on public transport, Gloucester Railway station offers a bus station nearby in which you can catch a bus to the area.
 - Ledbury 15 miles. Again, public transport could be complicated. Please consult www.transportdirect.info for up to date train times, bus routes and travel times.
- Taxis: A typical taxi fare from Ross-on-Wye town centre to us is between £7 – 9.
 - JMC 01600 890 998 Offers wheelchair equipped vehicles. Pre-booking is recommended.
 - Allan's 01989 563 297 Unable to accommodate wheelchair users. Recommends pre-booking to avoid long waits.

Arrival & Car Parking Facilities

- There is ample car parking space available, with room for 6 – 8 cars inside the courtyard area on tarmac, as well as overflow just outside the courtyard area on loose gravel.
- The car park is flat and level, mostly tarmac with some flagstone and a slightly raised cobbled boarder that should pose no impediment.
- Assistance with luggage and supplies is available. Your arrival would, however, need to be arranged as the site is not always attended.
- The car park is mostly enclosed either by buildings on the complex or by stone walls.

- Contact telephone numbers for the owners and the manager are posted on the Office / Reception door, and can also be found in the Guest Information Books inside the apartment.
- Dogs are welcome in all but the Talbot and Kerne and Cider Mill Apartments. We request that owners bring provisions for their pets, ie bowls, bedding and clean up bags. Dog foul must be cleaned up to ensure enjoyment of the grounds by everybody.
- There are brass sign plates on all apartment doors, laundry area and refuse area.
- The car park lighting is fair, and operated on a timer.
- The Reception door is 83 cm (33") wide, with a small raised weather strip at the bottom, and is level with the car parking area. Access to the Reception area is not required.

There are different access points for each of the ten apartments, so access to each will be described with each apartment.

Currently, there are no lifts or stair lifts in any of the apartments.

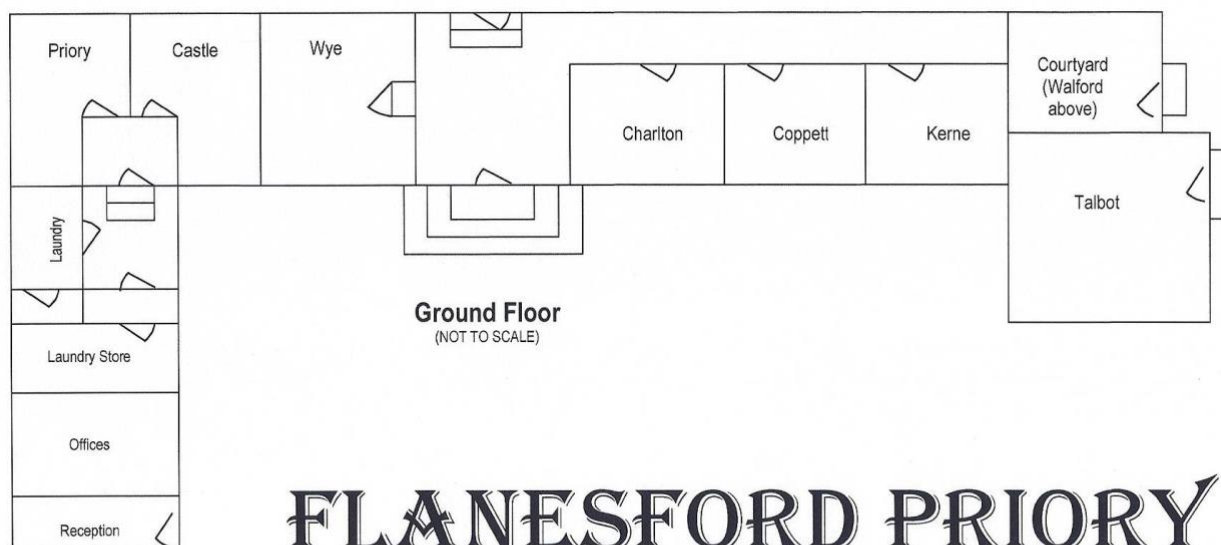
Public Areas

- Laundry
 - The doors into the Public Laundry Facility are side hung, double opening, and solid wood, with a brass plate indicating Laundry Room. The doors are each 68cm (27") wide, so can achieve an opening of 139cm (54") when both opened.
 - The double doors lead to the concrete, level floor of the Laundry Room.
 - The lighting is fluorescent strip with a pull cord to the right of the door.
 - Both washing machine and tumble dryer are elevated 40cm (16") from ground level, and are front loading.
 - Assistance is available from staff members, and should be arranged in advance as site is not always attended.
- WC
 - There is one public WC available within the property, located inside the Public Laundry Facilities at the rear of the Reception / Office wing.
 - Access via tarmac car parking area with flagstones at ground level.

- The doors into the Public Laundry Facility are side hung, double opening, and solid wood, with a brass plate indicating Laundry Room. The doors are each 68cm (27") wide, so can achieve an opening of 139cm (54") when both opened.
- The double doors lead to the concrete, level floor of the Laundry Room, with the WC to your left.
- The door to the WC is 75cm (30") wide, side hung and solid wood with privacy lock and lever handles.
- The floor is flagstone and the walls are plastered and painted cream.
- The small basin has a knob cold tap; hot water is supplied by a thermostatic mixer.
- Please note: There is not an accessible / adapted WC, and the facilities are unisex. There is no call alarm.

■ Outdoor Areas

- A variety of outdoor seating and barbeque areas are available.
- Most outdoor areas are level with the car park and can be accessed via the tarmac driveway or flagstone patios and walks.
- The lawns are laid to grass, with flower beds and raised cobbled borders.



FLANESFORD PRIORY

Site Layout

(not to scale)

Main Entrances

- Access to the Wye, Charlton, Coppett & Kerne Apartments, and also Guest Information leaflets and maps, games cupboard and small seating area:

- Accessed via a stone platform containing two steps. The first has a 15 cm (6") rise and is 30 cm (12") deep. The second has a 17 cm (10 ½") rise and a 270 cm (8' 10") platform.
- The door is 92 cm (36") wide, with a small threshold of 4 cm (1 ½"), and is side hung, made of wood with glass panels.
- The entry corridor is 307cm (10ft) wide and 323cm (10'7") deep before you arrive at another step. The width of the step is 167cm (65½") with a rise of 17 cm (10 ½"). Contrast painting has been applied.
- To your immediate left, and now level with the floor, is the entrance to the Wye Apartment.
- To your right is the corridor leading to the Charlton, Coppett and Kerne Apartments, which is 114cm (3'9") wide.
- The floor is all natural grey flagstones, and the walls are part exposed stonework and part plaster or rendering. All rendering or plaster work is painted cream.
- This door is a fire door, and should remain closed except when loading and unloading. The doors should also be kept locked most times. A key is provided to each guest with their apartment key.

- Access to the Priory & Castle Apartments:

- Access via 3 stone steps. 1st step is 15cm (6") high and 30cm (1ft) deep; 2nd step is 15cm (6") high and 91cm (3ft) deep; 3rd step is 15cm (6") high and 30cm (1ft) deep.
- The door is 83cm (2ft 8") wide and inward opening, with a small threshold of 4 cm (1½"), is side hung, made of wood with glass panels.
- The small lobby area outside both apartment doors is 200cm (6ft6") wide and 188cm (6'2") , with flagstone flooring and level.
- The Priory Apartment is to your left, with Castle on your right.

- Access to the Courtyard Apartment:

- Access via 3 stone steps.

- Access to the Talbot Apartment:

- Access via 2 stone steps.

- Access to the Walford Apartment:

- Access via 17 stone steps. Please note that these steps are very old and of varying rises and depths, and in some places uneven. Great care must be taken.
- The door is 72cm (28.5") wide, solid wood and side hung, with a small threshold of 4 cm (1½").
- There is a small lobby area before the apartment door. The carpet is light green, the walls are exposed stone, and there is fair lighting.
- The Walford Apartment door is to your right. To your left is the fire exit from the Talbot Apartment.

The Priory Apartment

■ Entrance:

- The door is 82cm (2'8") wide, side hung, solid wood, and opens inwards to the right, with a Yale lock and lever handle that have to be turned at the same time.
- The entrance area is 102cm (3'4") deep and turns 90 degrees to your left, which is 87cm (2'10") wide by 130cm (4'3") deep before you get to two steps with width of 87cm (2'10"), rise of 19cm (7½") and 26cm (10") depth, leading to a narrow hallway for the bathroom, bedroom and stairs, which is 104cm (3'4½") by 252cm (8'3").
- The floor is of terracotta tile and level.
- The walls are mostly plastered and painted cream, with some exposed stone around the window.
- The lighting is good natural light from window, with two wall up-lighters and one overhead flush fixture.

■ Bathroom:

- The bathroom door is 76cm (2'6") wide, side hung, solid wood and opens in to the left, with thumb catch handle.
- The bathroom measures 190cm (6'3") by 203cm (6'8") – narrowest point is 80cm (2'7½").
- The floor is blue tile and level.
- The walls are white tile and white painted plaster.
- Lighting is by an overhead flush fixture with pull cord switch, and a large window provides a lot of natural light.

- The loo is a standard cistern, with seat 44cm (1'5½") high from the floor.
- The wash hand basin is 84cm (2'9"cm) high with separate hot and cold twist turn taps. There is a vanity mirror on the wall next to the basin.
- The bath is 56cm (1'10") wide by 150cm (5ft) long and 56cm (1'10") high at the side of entry, with an electric shower over and a white shower curtain with liner.

■ Bedroom:

- The door is 69cm (2'3") wide, side hung, solid wood and opens in, with thumb catch handle.
- The room is 350cm (11'6") by 323cm (10'7").
- The floor is green carpeting.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided by one overhead flush fixture with switch on wall next to door, and two bedside touch lamps. There is also a large west facing window providing ample natural light.
- The bed is Double in size, platform style, solid wood bed with footboard, and is 58cm (1'9") high from the floor. The bedding is crisp white with a coloured throw and cushion.
- Storage is provided in the form of a wardrobe with double opening doors. Hanging rail is 158cm (5'2") high from the floor, and there is 1 drawer below.

■ Stairs leading to the first floor living area:

- There are 13 stairs leading to the first floor.
- They are 92cm (3ft) wide, 25cm (10") deep with a rise of 20cm (8").
- Steps 7 to 12 are narrower on the right side than on the left, as they turn 360 degrees.
- The stairs land directly to the right of the kitchen area, with further stairs to the mezzanine to your right.
- The stairs are green carpet.
- The walls are cream painted plaster.
- The wooden handrail is 66cm (2'2") high, stained dark, and very solid.
- The lighting is provided by a ceiling fixture and also by a spot light. Plenty of natural light is also on the stairs from the windows below and above.

■ Kitchen:

- The kitchen is open plan, with a table and chairs.
- The room is 326cm (10'9") by 222cm (7'3½").
- The work surface is 91cm (3ft) high from the floor, and natural wood coloured.

- The cook top is electric and surface mounted, with the electric oven mounted under the work surface.
- The refrigerator is installed under the work surface.
- The sink is also work surface height with a mixer tap and twist turn handle.
- Storage is below the work surface as well as above, with green doors.
- The floor is terracotta tile.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided from a 3 spot overhead light, as well as individual spot lights. Natural lighting is provided by a window over the sink area.

■ Living Area:

- Open plan living area from the kitchen is 360cm (12'10") by 330cm (10'10"). The narrowest point is 99cm (3'3").
- The floor is green carpet.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided from 4 x 2 lamp wall lights with candle bulbs, a reading lamp and also natural light from the windows above.
- The television has teletext and is operated by remote control.
- Seating is provided by a large, L-shaped, cream coloured sofa.
- There is a wood-burning stove with a flagstone hearth.

■ Stairs leading to the mezzanine:

- There are 13 stairs leading to the mezzanine.
- They are 76cm (2'6") wide, 25cm (10") deep with a rise of 20cm (8").
- Steps 7 to 9 are narrower on the right side than on the left, as they turn 90 degrees.
- The stairs land at the front of the mezzanine area.
- The stairs are green carpet.
- The walls are cream painted plaster.
- The wooden handrail is 87cm (2'10") high, stained dark, with balustrade 7½cm (3") apart.
- The lighting is provided by a spot light and plenty of natural light from the window above.

■ Mezzanine:

- The mezzanine is 292cm (9'7") by 234cm (7'8"), with the a height of 122cm (4ft) at the lowest point and slopes upward.

- The mezzanine is enclosed by a wooden handrail 100cm (3'3") high with balustrade 7½cm (3") apart.
- The flooring is green carpet.
- The walls are mostly exposed stone with some cream painted plaster.
- The bed is Single in size, divan type and 67cm (2'2½") high from the floor; with crisp white bedding and a coloured throw and cushion.
- Lighting is provided by a spotlight and a bedside table lamp.
- Hanging space is provided by an open hanging rail on wheels.

The Castle Apartment

■ Entrance:

- The door is 82cm (2'8") wide, side hung, solid wood, and opens in to the left, with a Yale lock and lever handle that have to be turned at the same time.
- The entrance area is 87cm (2'8") deep and turns 90 degrees to your right, which is 128cm (4'2½") wide by 87cm (2'10") deep before you get to two steps with 20cm (8") rise and 25cm (10") depth, leading to a narrow hallway for the bathroom, bedroom and stairs, which is 252cm (8'3") by 102cm (3'4").
- The floor is of terracotta tile and level.
- The walls are mostly plastered and painted cream, with some exposed stone around the window.
- The lighting is dim, with two wall up-lighters and one overhead flush fixture.

■ Bathroom:

- The bathroom door is 75cm (2'5½") wide, side hung, solid wood and opens in to the right, with thumb catch handle.
- The bathroom measures 208cm (6'10") by 180cm (5'9"). It is 84cm (2'9") at the narrowest point.
- The floor is light orange tile and level.
- The walls are light orange tile and cream painted plaster with some exposed stone.
- Lighting is by an overhead flush fixture with pull cord switch and a shaver light over the vanity mirror.
- The loo is a standard cistern, with seat 45cm (2'7") high from the floor.

- The wash hand basin is 90cm (3ft) high with separate hot and cold twist turn taps.
- The bath is 56cm (1'10") wide by 147cm (4'10") long and 56cm (1'10") high at the side of entry, with an electric shower over, and has a glass $\frac{1}{3}$ shower door.

■ Bedroom:

- The door is 68cm (2'3") wide, side hung, solid wood and opens in to the left, with thumb catch handle.
- The room is 396cm (13ft) by 320cm (10'6"). It is 87cm (2'10") at the narrowest point.
- The floor is green carpeting.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided by one overhead flush fixture with switch on wall next to door, and two bedside touch lamps. There is also a large floor to ceiling North facing window providing ample natural light.
- The bed is Double in size, platform style, solid wood bed with footboard, and is 60cm (2ft) high from the floor. The bedding is crisp white with a coloured throw and cushion.
- Storage is provided in the form of a wardrobe with double opening doors. Hanging rail is 199cm (6'6") high from the floor, and there are 2 drawers below.

■ Stairs leading to the first floor living area:

- There are 13 stairs leading to the first floor.
- They are 91cm (3ft) wide, 24cm (9½") deep with a rise of 20cm (8").
- Steps 7 to 12 are narrower on the left side than on the right, as they turn 360 degrees.
- The stairs land directly to the left of the kitchen area, with further stairs to the mezzanine to your left.
- The stairs are green carpet.
- The walls are cream painted plaster.
- The wooden handrail is 82cm (2'9") high, stained dark, and very solid.
- The lighting is provided by a ceiling fixture and also by a spot light.

■ Kitchen:

- The kitchen is open plan, with a table and chairs.
- The room is 315cm (10'4") by 206cm (6'9").
- The work surface is 91cm (3ft) high from the floor, and natural wood coloured.

- The cook top is electric and surface mounted, with the electric oven mounted under the work surface.
- The refrigerator is installed under the work surface.
- The sink is also work surface height with a mixer tap and twist turn handle.
- Storage is below the work surface as well as above, with green doors.
- The floor is terracotta tile.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided from a single spot overhead light, as well as individual spot lights.

■ Living Area:

- Open plan living area from the kitchen is 360cm (1'10") by 320cm (10'6").
- The floor is green carpet.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided from four wall lights, a reading lamp and also natural light from the windows above.
- The television has teletext and is operated by remote control.
- Seating is provided by a large, L-shaped sofa.
- There is a wood-burning stove with a flagstone hearth.

■ Stairs leading to the mezzanine:

- There are 13 stairs leading to the mezzanine.
- They are 80cm (2'8") wide, 25cm (10") deep with a rise of 20cm (8").
- Steps 7 to 9 are narrower on the right side than on the left, as they turn 90 degrees.
- The stairs land at the front of the mezzanine area.
- The stairs are green carpet.
- The walls are cream painted plaster.
- The wooden handrail is 85cm (2'9") high, stained dark, with balustrade 9cm (3½") apart.
- The lighting is provided by a spot light and plenty of natural light from the window above.

■ Mezzanine:

- The mezzanine is 312cm (10'3") by 310cm (10'2"), with a height of 138cm (4'6") at the lowest point and slopes upwards.
- The mezzanine is enclosed by a wooden handrail 100cm (3'3") high, stained dark, with balustrade 7½cm (3ft) apart.

- The flooring is green carpet.
- The walls are mostly exposed stone with some cream painted plaster.
- The bed is Single in size, divan type and 64cm (2'2") high from the floor; with crisp white bedding and a coloured throw and cushion.
- Lighting is provided by a spotlight and a bedside table lamp.
- Hanging space is provided by an open hanging rail on wheels.

The Wye Apartment

■ Entrance:

- The door is 79cm (31") wide, side hung, solid wood, and opens in, with a Yale lock and lever handle that have to be turned at the same time.
- The entrance area is 90cm (35") wide and 185cm (6ft) deep, facing a narrow hallway for the bathroom directly in front of you, two bedrooms to your right and left, and stairs.
- The floor is of terracotta tile and level.
- The walls are plastered and painted cream.
- The lighting is average and provided by one overhead flush fixture.

■ Bedroom 1 (en suite):

- The door is 71cm (28") wide, side hung, solid wood and opens in, with thumb catch handle.
- The room is 8'9" by 15'5"
- The floor is deep red carpeting.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided by one overhead hanging fixture with switch on wall next to door, and two bedside table lamps. There is also a South facing window providing natural light.
- The bed is double in size, platform style, solid wood bed with footboard, and is 58cm (23") high from the floor. The bedding is crisp white with a coloured throw and cushion.
- Storage is provided in the form of a wardrobe with double opening doors. Hanging rail is 193cm (76") high from the floor, and there are 4 drawers below.

■ En Suite:

- The bathroom door is 76cm (30") wide, side hung, solid wood and opens in, with thumb catch handle.
- The bathroom measures 5'11" by 5'3".
- The floor is grey non-slip continuous single level.
- The walls are white tile and cream painted plaster with some exposed stone.
- Lighting is automatic spots with fan
- The loo is a standard cistern, with seat 43cm (17") high from the floor.
- The wash hand basin is 81cm (32") high with separate hot and cold twist turn taps. There is a mirror on the wall over the basin.
- The shower enclosure is door less measuring 72cm (28") by 183cm (72")
- The shower head ranges from 162cm (64") maximum height of 208cm (82").

■ Bedroom 2:

- The door is 71cm (28") wide, side hung, solid wood and opens in, with thumb catch handle.
- The room is 9'4" by 15'5".
- The floor is deep red carpeting.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided by one overhead hanging fixture with switch on wall next to door, a spot light, and two bedside table lamps. There is also a North facing window providing natural light.
- The bed is double in size, platform style, solid wood bed with footboard, and is 58cm (23") high from the floor. The bedding is crisp white with a coloured throw and cushion.
- Storage is provided in the form of a dresser, and a cupboard with hanging rail, which is 120cm (47") high from the floor.

■ En suite:

- The bathroom door is 71cm (28") wide, side hung, solid wood and opens in, with thumb catch handle.
- The bathroom measures 9'4" by 15'5".
- The floor grey non-slip continuous single level
- The walls are light white tile and cream painted plaster.
- Lighting is automatic spots with fan.
- The loo is a standard cistern, with seat 45cm (17.5") high from the floor.

- The wash hand basin is 82cm (32") high with separate hot and cold twist turn taps. There is a mirror on the wall over the basin.
- The sliding door to the bathroom has clear glass panels either side of a mirror
- The shower enclosure is door less measuring 72cm (28") by 183cm (72")
- The shower head ranges from 162cm (64") maximum height of 208cm (82").
- Stairs leading to the first floor living / dining / kitchen area:
 - There are 13 steps to the landing.
 - They are 85cm (33.5") wide, 24cm (9.5") deep with a rise of 19cm (7.5").
 - Steps 1 to 3 are narrower on the left side than on the right, as they turn 90 degrees.
 - The stairs land at the front of the mezzanine area.
 - The steps are carpeted deep red.
 - The walls are cream painted plaster.
 - The wooden handrail is 99cm (39") high, stained dark.
 - The lighting is provided by two overhead hanging lights, and is fair.
 - The stairs lead to a landing 80cm (31") by 213cm (7ft) wide there are further stairs to the second floor and the door to the living area.
- The living area:
 - Open plan living area from the landing large and airy.
 - The floor is deep red carpet.
 - The walls are both cream painted plaster and exposed stone.
 - Lighting is provided from four wall lights, a reading lamp and also natural light from the large North and South facing windows.
 - The television has teletext and is operated by remote control.
 - Seating is provided by three sofas.
 - There is a wood-burning stove with a flagstone hearth.
- The dining area:
 - The dining area is between the living area and the kitchen, measuring 380cm (12'6") by 276cm (9'1").
 - The floor is deep red carpet.
 - The walls are both cream painted plaster and exposed stone.
 - Lighting is provided from a 12 bulb chandelier above with dimmer switch.
 - The table is 305cm (10ft) by 104cm (41") and seats up to 12 people.
- The kitchen area:
 - The kitchen is open plan, measuring 279cm (9'1") by 403cm (13'5")

- The work surface is 92 cm (36") high from the floor, and natural wood coloured.
 - The cook top is electric and surface mounted, with the electric oven mounted under the work surface.
 - The large fridge / freezer is freestanding with the freezer below the refrigerator area.
 - The sink is also work surface height with a mixer tap and twist turn handle.
 - Storage is below the work surface as well as above, with green doors.
 - The floor is terracotta tile.
 - The walls are both cream painted plaster and exposed stone.
 - Lighting is provided from 3 spot and task lights. Natural lighting is provided by a velux window over the sink area.
- Stairs leading to the second floor en suite bedroom:
 - There are 13 stairs leading to the mezzanine.
 - They are 85cm (33.5") wide, 24cm (9.5") deep with a rise of 19cm (7.5")
 - The steps are carpeted deep red.
 - The walls are cream painted plaster.
 - The wooden handrail is 99cm (39") high, stained dark.
 - The lighting is provided by two overhead hanging lights, and is fair.
- Bedroom 3 (en suite):
 - The room is 792cm (26ft) by 488cm (16ft)
 - The floor is deep red carpeting.
 - The walls are both cream painted plaster and exposed stone.
 - Low exposed roof beams should be watched.
 - Lighting is provided by spot lights and a velux window provides natural light.
 - The four beds are Single in size, platform style, solid wood bed with footboard, and is 56cm (22") high from the floor. The bedding is crisp white with a coloured throw and cushion.
 - Storage is provided in the form of a wardrobe with double opening doors. Hanging rail is 200cm (79") high from the floor, and there are 2 drawers below.
- En Suite:
 - The bathroom door is 74cm (29") wide, side hung, solid wood and opens in, with thumb catch handle.
 - The bathroom measures 310cm (10'2") by 179cm (5'11")
 - The floor is dark wood.
 - The walls are mostly white boards with some exposed stone.

- Lighting is by an overhead flush fixture with switch on the outside wall, and a shaver light over the vanity mirror.
- The loo is a standard cistern, with seat 46cm (18") high from the floor.
- The wash hand basin is 85cm (33") high with separate hot and cold twist turn taps.
- The shower tray is 80cm (31.5") by 80cm (31.5") and 16cm (6.5") high at the side of entry, with an electric shower over, with glass doors.

The Charlton Apartment:

■ Entrance:

- The door is 79cm (31") wide, side hung, solid wood, and opens in, with a Yale lock and lever handle that have to be turned at the same time.
- The entrance hallway is 304cm (10ft) deep and 91cm (3ft) wide, leading to the bathroom, bedroom and stairs.
- The floor is of terracotta tile and level.
- The walls are plastered and painted cream.
- The lighting is fair natural light, with an overhead hanging light.

■ Bathroom:

- The bathroom door is 69cm (2'3") wide, side hung, solid wood and opens in, with thumb catch handle.
- The bathroom measures 214cm (7ft) by 180cm (5'9"). It is 51cm (1'7") at the narrowest point.
- The floor is grey non-slip continuous single level.
- The walls are white tile and white painted plaster.
- The lights are automatic spots with fan.
- The loo is a standard cistern, with seat 43cm (17") high from the floor.
- The wash hand basin is 83cm (32.75") high with separate hot and cold twist turn taps. There is a vanity mirror on the wall over the basin.
- The shower enclosure is doorless measuring entrance of 86cm (34") enclosure measures 72cm (28") by 168cm (66")
- The shower head ranges from 162cm (64") maximum height of 208cm (82").

■ Bedroom:

- The door is 76cm (30") wide, side hung, solid wood and opens in to the right, with thumb catch handle.
- The room is 325cm (128") by 318cm (125"). Narrowest point is 56cm (22") between the dresser and the bed.
- The floor is grey carpeting.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided by one overhead hanging light with switch on wall next to door, and two bedside table lamps. There is also a South facing window providing natural light.
- The bed is Double in size, platform style, solid wood bed with footboard, and is 59cm (23") high from the floor. The bedding is crisp white with a coloured throw and cushion.
- Storage is provided in the form of a cupboard with a single opening door. Hanging rail is 111cm (43½") high from the floor. Further storage is in the form of a large wooden dresser.

■ Stairs leading to the first floor living area:

- There are 13 stairs leading to the first floor.
- They are 86cm (34") wide, 24cm (9½") deep with a rise of 20cm (8").
- Steps 7 to 12 are narrower on the right side than on the left, as they turn 360 degrees.
- The stairs land directly to the right of the kitchen area, with further stairs to the mezzanine to your right.
- The stairs are grey carpet.
- The walls are cream painted plaster.
- The wooden handrail is 83cm (32½") high, stained dark, and very solid.
- The lighting is provided by a ceiling fixture and also by a spot light. Plenty of natural light is also on the stairs from the windows below and above.

■ Kitchen:

- The kitchen is open plan, with a table and chairs.
- The room is 317cm (10'5") by 249cm (8'2").
- The work surface is 91cm (3ft) high from the floor, and natural wood coloured.
- The cook top is electric and surface mounted, with the electric oven mounted under the work surface.
- The refrigerator is installed under the work surface.

- The sink is also work surface height with a mixer tap and twist turn handle.
- Storage is below the work surface as well as above, with green doors.
- The floor is terracotta tile.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided from an overhead light, as well as individual spot lights.
Natural lighting is provided by a window over the cooker area.

■ Living Area:

- Open plan living area from the kitchen is 315cm (10'4") by 345cm (11'4").
- The floor is grey carpet.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided from 4 wall lights with candle bulbs, a reading lamp and also natural light from the South facing window.
- The television has teletext and is operated by remote control.
- Seating is provided by a small sofa and a chair.
- There is a wood-burning stove with a flagstone hearth.

■ Stairs leading to the mezzanine:

- There are 13 stairs leading to the mezzanine.
- They are 76cm (2'8") wide, 25cm (10") deep with a rise of 19cm (7½").
- Steps 7 to 9 are narrower on the right side than on the left, as they turn 90 degrees.
- The stairs land at the front of the mezzanine area.
- The stairs are grey carpet.
- The walls are cream painted plaster.
- The wooden handrail is 83cm (2'9") high, stained dark, with balustrade 7cm (3") apart.
- The lighting is provided by a spot light and plenty of natural light from the window above.

■ Mezzanine:

- The mezzanine is 310cm (10'2") by 256cm (8'5"), with a height of 282cm (9'3") at the lowest point and slopes upwards.
- The mezzanine is enclosed by a wooden handrail 100cm (3'3") high with balustrade 7cm (3") apart.
- The flooring is grey carpet.
- The walls are mostly exposed stone with some cream painted plaster.

- The bed is Single in size, platform type and 59cm (1'11") high from the floor; with crisp white bedding and a coloured throw and cushion.
- Lighting is provided by a spotlight and a bedside table lamp.
- Hanging space is provided by an open hanging rail on wheels.

The Coppett Apartment

■ Entrance:

- The door is 83cm (2'9") wide, side hung, solid wood, and opens in to the right, with a Yale lock and lever handle that have to be turned at the same time.
- The entrance hallway is 304cm (10ft) deep and 91cm (3ft) wide, leading to the bathroom, bedroom and stairs.
- The floor is of terracotta tile and level.
- The walls are plastered and painted cream.
- The lighting is fair natural light from the bedroom window and also from an overhead hanging light.

■ Bathroom:

- The bathroom door is 68cm (2'3") wide, side hung, solid wood and opens in to the left, with thumb catch handle.
- The bathroom measures 225cm (7'4½") by 182cm (6'). Narrowest point is 62cm (2ft) wide.
- The floor is grey non-slip on a continuous level.
- The walls are white tile and white painted plaster.
- Lighting is automatic spots with fan.
- The loo is a standard cistern, with seat 40cm (1'4") high from the floor.
- The wash hand basin is 83cm (2'9") high with separate hot and cold twist turn taps. There is a vanity mirror on the wall over the basin.
- The shower enclosure is doorless measuring entrance of 89cm (35") enclosure measures 72cm (28") by 168cm (66").
- The shower head ranges from 162cm (64") maximum height of 208cm (82").

■ Bedroom:

- The door is 72cm (2'4½") wide, side hung, solid wood and opens in to the left, with thumb catch handle.

- The room is 329cm (10'9½") by 330cm (10'10"). The narrowest point is 70cm (2'4") wide.
 - The floor is grey carpeting.
 - The walls are both cream painted plaster and exposed stone.
 - Lighting is provided by one overhead hanging light with switch on wall next to door, and two bedside table lamps. There is also a South facing window providing natural light.
 - The bed is Double in size, platform style, solid wood bed with footboard, and is 156cm (1'10") high from the floor. The bedding is crisp white with a coloured throw and cushion.
 - Storage is provided in the form of a cupboard with a single outward opening door. Hanging rail is 113cm (3'8½") high from the floor. Further storage is in the form of a large wooden dresser.
- Stairs leading to the first floor living area:
- There are 13 stairs leading to the first floor.
 - They are 86cm (2'9") wide, 25cm (10") deep with a rise of 20cm (8").
 - Steps 7 to 12 are narrower on the left side than on the right, as they turn 360 degrees.
 - The stairs land directly to the left of the kitchen area, with further stairs to the mezzanine to your left.
 - The stairs are grey carpet.
 - The walls are cream painted plaster.
 - The wooden handrail is 82cm (2'8") high, stained dark, and very solid.
 - The lighting is provided by a ceiling fixture and also by a spot light. Plenty of natural light is also on the stairs from the windows below and above.
- Kitchen:
- The kitchen is open plan, with a table and chairs.
 - The room is 323cm (10'7") by 236cm (7'9").
 - The work surface is 92cm (3ft) high from the floor, and natural wood coloured.
 - The cook top is electric and surface mounted, with the electric oven mounted under the work surface.
 - The refrigerator is installed under the work surface.
 - The sink is also work surface height with a mixer tap and twist turn handle.
 - Storage is below the work surface as well as above, with green doors.
 - The floor is terracotta tile.

- The walls are both cream painted plaster and exposed stone.
- Lighting is provided from an overhead light, as well as individual spot lights. Natural lighting is provided by a window over the sink area.

■ Living Area:

- Open plan living area from the kitchen is 348cm (11'5") by 330cm (10'10").
- The floor is grey carpet with a rug in front of the wood burner.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided from 4 wall lights, a reading lamp and also natural light from the South facing window.
- The television has teletext and is operated by remote control.
- Seating is provided by a large L-shaped sofa.
- There is a wood-burning stove with a flagstone hearth.

■ Stairs leading to the mezzanine:

- There are 13 stairs leading to the mezzanine.
- They are 79cm (2'7") wide, 24cm (9'2") deep with a rise of 18cm (7").
- Steps 7 to 9 are narrower on the left side than on the right, as they turn 90 degrees.
- The stairs land at the front of the mezzanine area. (Beware of low beam 150cm (4'11") over part of landing area).
- The stairs are grey carpet.
- The walls are cream painted plaster.
- The wooden handrail is 84cm (2'9") high, stained dark, with balustrade 9cm (3'2") apart.
- The lighting is provided by a spot light and plenty of natural light from the window above.

■ Mezzanine:

- The mezzanine is 260cm (8'6") by 305cm (10ft), with a height of 270cm (8'10") at the lowest point and sloping upwards.
- The mezzanine is enclosed by a wooden handrail 98cm (3'2½") high with balustrade 10cm (4") apart.
- The flooring is grey carpet.
- The walls are mostly exposed stone with some cream painted plaster.
- The two beds are Single in size, divan type and 66cm (2'2") high from the floor; with crisp white bedding and a coloured throw and cushion.

- Lighting is provided by a spotlight and a bedside table lamp as well as a roof window.
- Hanging space is provided by an open hanging rail on wheels.

The Kerne Apartment

■ Entrance:

- The door is 82cm (2'8½") wide, side hung, solid wood, and opens in to the left, with a Yale lock and lever handle that have to be turned at the same time.
- The entrance hallway is 302cm (9'11") deep and 92cm (3ft) wide, leading to the bathroom, bedroom and stairs.
- The floor is of terracotta tile and level.
- The walls are of exposed stonework and cream painted plaster.
- The lighting is from two wall lights and some natural light from the bedroom window.

■ Bathroom:

- The bathroom door is 68cm (2'3") wide, side hung, solid wood and opens in to the right, with thumb catch handle.
- The bathroom measures 232cm (7'8") by 187cm (6'2") and 75cm (2'5") at the narrowest point.
- The floor is light orange tile and level.
- The walls are light orange tile and cream painted plaster.
- Lighting is by an overhead flush fixture with pull cord switch.
- The loo is a standard cistern, with seat 43cm (1'5") high from the floor.
- The wash hand basin is 89cm (2'11") high with separate hot and cold twist turn taps. There is a vanity mirror on the wall over the basin.
- The bath is 59cm (1'11") wide by 149cm (5ft) long and 56cm (1'10") high at the side of entry, with an electric shower over and glass shower screen.

■ Bedroom:

- The door is 75cm (2'6") wide, side hung, solid wood and opens in to the right, with thumb catch handle.
- The room is 335cm (11ft) by 330cm (10'10") and 66cm (2'2") at the narrowest point.
- The floor is green carpeting.
- The walls are both cream painted plaster and exposed stone.

- Lighting is provided by one overhead hanging light with switch on wall next to door, and two bedside table lamps. There is also a South facing window providing natural light.
- The bed is Double in size, platform style, solid wood bed with footboard, and is 61cm (2ft) high from the floor. The bedding is crisp white with a coloured throw and cushion.
- Storage is provided in the form of a cupboard with a single outward opening door. Hanging rail is 117cm (3'10") high from the floor. Further storage is in the form of a large wooden dresser.
- Stairs leading to the first floor living area:
 - There are 13 stairs leading to the first floor.
 - They are 86cm (8'10") wide, 24cm (9'2") deep with a rise of 20cm (8").
 - Steps 7 to 12 are narrower on the right side than on the left, as they turn 360 degrees.
 - The stairs land directly to the left of the kitchen area, with further stairs to the mezzanine to your left.
 - The stairs are green carpet.
 - The walls are cream painted plaster.
 - The wooden handrail is 85cm (2'10") high, stained dark, and very solid.
 - The lighting is provided by a ceiling fixture and also by a spot light. Plenty of natural light is also on the stairs from the windows below and above.
- Kitchen:
 - The kitchen is open plan, with a table and chairs.
 - The room is 230cm (7'7") by 350cm (11'6").
 - The work surface is 92cm (3ft) high from the floor, and natural wood coloured.
 - The cook top is electric and surface mounted, with the electric oven mounted under the work surface.
 - The refrigerator is installed under the work surface.
 - The sink is also work surface height with a mixer tap and twist turn handle.
 - Storage is below the work surface as well as above, with green doors.
 - The floor is terracotta tile.
 - The walls are both cream painted plaster and exposed stone.
 - Lighting is provided from individual spot lights and two wall lights. Natural lighting is provided by the South facing window in the living area.

■ Living Area:

- Open plan living area from the kitchen is 343cm (10'3") by 335cm (11ft).
- The floor is green carpet.
- The walls are both cream painted plaster with wooden beams and exposed stone.
- Lighting is provided from 4 wall lights, a reading lamp and also natural light from the South facing window.
- The television has teletext and is operated by remote control.
- Seating is provided by a two seater sofa
- There is a wood-burning stove with a flagstone hearth.

The Talbot Apartment

■ Entrance:

- Access via 2 stone steps. They have a rise of 20cm (8") although they are stone and uneven.
- The door is 76cm (30") wide, side hung, solid wood, and opens in, with a Yale lock and lever handle that have to be turned at the same time.
- The floor is dark hardwood.
- The walls are of exposed stonework and cream painted plaster.
- The Entrance opens directly into the kitchen / dining area.

■ Kitchen / Dining area:

- The work surface is 91cm (36") high from the floor, and natural wood coloured.
- The cook top is electric and surface mounted, with the electric oven mounted under the work surface.
- The large fridge / freezer is freestanding with the freezer below the refrigerator area.
- The sink is also work surface height with a mixer tap and twist turn handle.
- Storage is below the work surface as well as above, with green doors.
- The floor is dark hardwood and level.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided from 8 spots and task lights, a 12 candle bulb chandelier over the dining table as well as natural lighting from a West facing window over the sink, East facing glass panels along the entry door, and South facing windows in the living area.

- The dining area is between the kitchen and living area.
- The table is 91cm (36") by 220cm (86.5"), and seats up to 10 people.
- The living area:
 - The floor is dark hardwood.
 - The walls are both cream painted plaster and exposed stone.
 - Lighting is provided from four spot lights, a reading lamp and also natural light from the large South facing windows.
 - The television has teletext and is operated by remote control.
 - Seating is provided by a large L-shaped leather sofa.
 - There is a wood-burning stove with a flagstone hearth.
- Stairs leading to the first floor:
 - There are 14 stairs leading to the first floor.
 - They are an average of 76cm (30") wide, 29cm (11.5") deep with a rise of 22cm (8.5") Please take note that these stairs are the original stone steps, are in excess of 200 years old, are very narrow and irregular. Great care should be taken at all times.
 - The landing leads to the WC, bedroom 1 and stairs to the 2nd floor.
 - The stairs are stone.
 - The walls are stone.
 - The iron handrail is 98cm (38.5") high, and very solid.
 - The lighting is provided by a spot light at the top and bottom. Plenty of natural light is also on the stairs from the windows below and above.
- WC
 - The bathroom door is 66cm (26") wide, side hung, solid wood and opens in, with thumb catch handle.
 - The bathroom measures 126cm (49") by 110cm (43")
 - The floor is cream carpet.
 - The walls are cream painted plaster.
 - Lighting is by an overhead flush fixture with pull power switch.
 - The loo is a standard cistern, with seat 42cm (16.5") high from the floor.
 - The wash hand basin is 90cm (33.5") high with separate hot and cold twist turn taps. There is a vanity mirror on the wall over the basin.
- Bedroom 1 (en suite):
 - The door is 71cm (28") wide, side hung, solid wood and opens in, with thumb catch handle.

- The floor is cream carpeting.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided by one overhead hanging fixture with switch on wall next to door, four wall lights, a spot light and two bedside table lamps. There is also an East facing window providing natural light.
- The bed is Double in size, platform style, solid wood bed with footboard, and is 54cm (21") high from the floor. The bedding is crisp white with a coloured throw and cushion.
- Storage is provided in the form of a built in wardrobe with double opening doors. Hanging rail is 160cm (63") high from the floor, as well as a large dresser.

■ En Suite:

- The bathroom door is 71cm (28") wide, side hung, solid wood and opens in, with thumb catch handle.
- The floor is cream carpet.
- The walls are white tile and cream painted plaster.
- Lighting is by an overhead flush fixture with pull cord switch and a shaver light over the vanity mirror.
- The loo is a standard cistern, with seat 42cm (16.5") high from the floor.
- The wash hand basin is 90cm (33.5") high with separate hot and cold twist turn taps.
- The shower tray is 92cm (36") by 92cm (36") and 24cm (9.5") high at the side of entry, with an electric shower and glass door opening out.

■ Stairs leading to the 2nd floor:

- There are 12 stairs leading to the second floor.
- They are 181cm (32") wide, 24cm (9.5") deep with a rise of 19cm (7.5").
- Steps 2 to 7 are narrower on the left side than on the right, as they turn 180 degrees.
- The landing leads to bedrooms 2 & 3 and the bathroom.
- The stairs are light green carpet.
- The walls are cream painted plaster.
- The wooden handrail is 92cm (36") high, stained dark, with balustrade.
- The lighting is provided by overhead hanging lights and plenty of natural light from the window above.

■ Bedroom 2:

- The door is 71cm (28") wide, side hung, solid wood and opens in, with thumb catch handle.
- The floor is light green carpeting.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided by one overhead hanging fixture with switch on wall next to door and two bedside table lamps. Natural lighting comes from the East facing roof window..
- The bed is Double in size, platform style, solid wood bed with footboard, and is 54cm (21") high from the floor. The bedding is crisp white with a coloured throw and cushion.
- Storage is provided in the form of a freestanding hanging rail and a large dresser.

■ Bathroom:

- The bathroom door is 71cm (28") wide, side hung, solid wood and opens in, with thumb catch handle.
- The floor is light orange tile and level.
- The walls are light orange tile and cream painted plaster.
- Lighting is by an overhead flush fixture with pull cord switch.
- The loo is a standard cistern, with seat 42cm (16.5") high from the floor.
- The wash hand basin is 90cm (33.5") high with separate hot and cold twist turn taps. There is a vanity mirror on the wall over the basin.
- The bath is 59cm (1'11") wide by 149cm (5ft) long and 56cm (1'10") high at the side of entry, with an electric shower over and glass shower screen.

■ Bedroom 3:

- The door is 71cm (28") wide, side hung, solid wood and opens in, with thumb catch handle.
- The floor is light green carpeting.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided by one overhead hanging fixture with switch on wall next to door and two bedside table lamps. Natural lighting comes from the East facing roof window..
- The Double bed is platform style, solid wood bed with footboard, and is 54cm (21") high from the floor. The Single bed is divan style and is 61cm (24") from the floor. The bedding is crisp white with a coloured throw and cushion.

- Storage is provided in the form of a freestanding hanging rail and a large dresser.

The Walford Apartment

■ Entrance:

- The door is 79 cm (32") wide, side hung, solid wood, and opens in, with a Yale lock and lever handle that have to be turned at the same time.
- The entrance hallway is 259cm (102") deep and 104cm (41") wide, leading to the living / dining / kitchen area and a hallway 89cm (35")wide that leads to the stairs.
- The floor is of flagstone, wooden strips and light green carpeting. Care should be taken in this area as the floor is uneven.
- The walls are of exposed stonework and cream painted plaster.
- The lighting is from one overhead incandescent bulb.

■ Living Area:

- The door is 71cm (28") wide, side hung, solid wood and opens in, with thumb catch handle.
- The floor is light green carpet, with a slight slope due to the age of the building.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided from 4 wall lights, a reading lamp and also natural light from the East facing window.
- The flat screen television is wall mounted, has teletext and is operated by remote control.
- Seating is provided by a two two-seater sofas.
- There is a wood-burning stove with a flagstone hearth.

■ Kitchen:

- The kitchen is open plan from the living area with an entrance gap of 156cm (59") wide.
- There is a large round table with 6 chairs.
- The work surface is 95cm (36") high from the floor, and natural wood coloured.
- The cook top is electric and surface mounted, with the electric oven mounted under the work surface.
- The refrigerator is installed under the work surface.
- The sink is also work surface height with a mixer tap and twist turn handle.

- Storage is below the work surface as well as above, with green doors.
 - The floor is terracotta tile and even.
 - The walls are both cream painted plaster and exposed stone.
 - Lighting is provided from a 3 spot overhead light, as well as individual spot lights.
- Stairs leading to the 1st floor:
- There are 11 stairs leading to the first floor.
 - They are 83cm (33") wide, 25cm (10") deep with a rise of 20cm (8").
 - Steps 1 to 3 are narrower on the right side than on the left, as they turn 180 degrees.
 - The stairs are light green carpet.
 - The walls are cream painted plaster.
 - The wooden handrail is 84cm (33") high, stained dark.
 - The lighting is provided by two wall lights.
- Bedroom 1:
- The door is 71cm (28") wide, side hung, solid wood and opens in, with thumb catch handle.
 - The floor is light green carpeting.
 - The walls are both cream painted plaster and exposed stone.
 - Lighting is provided by one overhead hanging light with the switch on wall next to door, and two bedside table lamps. There are also two large windows facing East and North, providing ample natural light.
 - The bed is Double in size, platform style, solid wood bed with footboard, and is 53cm (21") high from the floor. The bedding is crisp white with a coloured throw and cushion.
 - Storage is provided in the form of a wardrobe with double opening doors. Hanging rail is 200cm (79") high from the floor, and there are 3 drawers below, as well as a large wooden dresser.
- Bedroom 2:
- The door is 71cm (28") wide, side hung, solid wood and opens in, with thumb catch handle.
 - The floor is light green carpeting.
 - The walls are both cream painted plaster and exposed stone.

- Lighting is provided by one overhead hanging light with the switch on wall next to door, and two bedside table lamps. There a large roof window providing ample natural light.
- The two Single beds are divan style and 61cm (24") high from the floor. The bedding is crisp white with a coloured throw and cushion.
- Storage is provided in the form of a wardrobe with double opening doors. Hanging rail is 160cm (63") high from the floor, and there are 2 drawers below, as well as a large wooden dresser.

■ Bathroom:

- The bathroom door is 71cm (28") wide, side hung, solid wood and opens in, with thumb catch handle.
- The floor is light orange tile and level.
- The walls are light orange tile and cream painted plaster with some exposed stone.
- Lighting is by an overhead flush fixture with pull cord switch.
- The loo is a standard cistern, with seat 42cm (16.5") high from the floor.
- The wash hand basin is 90cm (33.5") high with hot and cold twist turn mixer tap. There is a vanity mirror on the wall over the basin.
- The bath is 68cm (26.5") wide by 169cm (65") long and 61cm (24") high at the side of entry, with an electric shower over and a glass shower screen.

The Courtyard Apartment

The Courtyard Apartment is an open-plan, studio style apartment with separate bathroom, and is the most suitable for anyone who would have trouble with stairs because the services are all at ground level.

■ Access via 3 stone steps. They are stone and uneven.

■ Entrance:

- The door is 81cm (32") wide, side hung, solid wood, and opens in, with a Yale lock and lever handle that have to be turned at the same time.
- The entrance opens to the apartment. The flooring at the entrance area and all through the bedroom, sitting and dining area are of light green carpet and level.
- The walls are of exposed stonework and cream painted plaster.
- The lighting is from one overhead incandescent bulb, and a large window next to the entrance door.

- The bed area is 335cm (11ft) by 274cm (9ft) and walled around on three sides, opening out to where the sofa and old fireplace are. There are 2 wall lights and 2 bedside table lamps. The Double bed is platform style and 54cm (21") high from the floor. The bedding is crisp white with a coloured throw and cushion. A wardrobe is provided for storage with double opening doors. The hanging rail is 154cm (56.5") high from the floor.
- The sitting area has one two-seater sofa, a small breakfast table with two chairs.
- The flat-screen TV is wall mounted, has teletext and is operated by remote control.
- The kitchen area opens directly from the main room, and is approximately 253cm (8ft) by 187cm (6.2ft). The work surface is 89cm (35") high from the floor with a brown tiled surface. The cook top is electric and surface mounted with an electric oven below. The refrigerator is under the work surface. The sink is work surface height with a mixer tap and twist turn handle. Storage space is below and above the work surface with natural wooden doors. The floor is terracotta tile. The walls cream painted plaster and exposed stone.
- Lighting is provided from a 3 spot overhead light, as well as individual spot lights. Natural lighting is provided by the East facing window in the living area.
- A small bathroom airlock leads to the bathroom. The entrance door is 75cm (29.5") wide, and the bathroom door is a 90 degree turn to your right. The walls are cream painted plaster, the floor is terracotta tile, and lighting is from an overhead surface mounted fixture.
- The bathroom door is 75cm (29.5" wide, side hung, solid wood and opens in, with thumb catch handle. The floor is blue tile and level. The walls are white tile and white painted plaster. Lighting is by an overhead flush fixture with switch on the outside wall. The loo is a standard cistern, with seat 43cm (17.5") high from the floor. The wash hand basin is 82cm (23") high with separate hot and cold twist turn taps. There is a vanity mirror on the wall next to the basin. The bath is 61cm (24") wide by 163cm (64") long and 57cm (22.5") high at the side of entry, with an electric shower over and a glass shower screen.

The Cider Mill Apartment

This apartment has been given a Mobility Level 1 (M1): Typically suitable for a person with sufficient mobility to climb a flight of steps but would benefit from fixtures and fittings to aid balance.

To aid the comfort of our guests we can provide a shower seat, toilet frame, and moveable suction pads to fix to bathroom walls. Please ring us before arrival to discuss your requirements and we will endeavour to make your stay as trouble free and relaxing as possible.

■ Entrance:

Externally there is a gravel and paving stone entrance. Slabs have been levelled to less than a 1inch rise.

- The door is 100cm (39.5") wide, side hung, solid wood, and opens in, with a lever handle.
- The entrance opens up directly into the kitchen/living area. With the kitchen and dining table ahead of you. Ground floor bedroom to the left. Stairs to the right and living area round the corner to the right.
- The floor is of oak and level
- The walls are stone and cream.
- The lighting is well lit and provided by many overhead spotlights.
- The gap between the large dining table and the wall towards the bedroom is 165cm (55") at it's narrowest.

■ Bedroom 1 (en suite):

- The door is 82cm (32") wide, side hung, solid wood and opens in to the bedroom, with lever handle.
- The room is 11'2" by 12'8"
- The floor is oak with a small cream rug.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided spotlights with switch on wall next to door, and two bedside table lamps. There is also North and West facing windows providing natural light.
- There is a remote controlled TV.
- The bed is king in size zip and link so can also be twins and is 61cm (2ft) high from the floor. The bedding is crisp white with a coloured throw and cushion.

- Storage is provided in the form of dresser which is 104cm (41") high with brass handles and 5 drawers and a wardrobe 198cm (78") high 51cm (20") wide. There is also a hanging rail which is 98cm (38.5") high.
- There is an exit door to the outside the other side of the bed which is 84cm (33") wide, flanked by two windows.

■ En Suite:

- The bathroom door is 82cm (32"), side hung, solid wood and opens in, with a level handle
- The lights are automatic spots.
- The bathroom is a wet-room.
- The floor is green non-slip flooring.
- The walls are cream tiled.
- The loo is a standard cistern, with seat 51cm (20") high from the floor.
- The wash hand basin is 81cm (32") high with a mixer tap and lever handles.
- The shower enclosure is door-less, measuring 127cm (50") by 145cm (57") with the lever handle 110mm (4.35") from the ground.

■ Kitchen / Dining area:

- The kitchen / dining / living area is open plan measuring 19'4" wide by 37'3" long
- The work surface is 94cm (37") high from the floor, and black granite in colouring.
- The cook top is electric and surface mounted, with the electric oven mounted under the work surface and another electric oven mounted into the wall.
- The large fridge / freezer is built into the cupboards with the freezer below the refrigerator area.
- The sink is also work surface height with a mixer tap and level handle.
- Storage is below the work surface as well as above, with cream doors.
- The floor is oak hardwood and level with a brick trim around the dining table.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided from multiple spots and remote controlled mood lighting over the dining table as well as natural lighting from an East facing window over the sink, East facing windows in the living room, and West facing windows in the dining and living area.
- The dining area is between the kitchen and living area.
- The table circular with a radius of 5ft and a height of 83cm (32.5") and seats up to 8 people.

■ The living area:

The floor is hardwood oak.

- The walls are both cream painted plaster and exposed stone.
- Lighting is provided from overhead spots, table lamps also natural light.
- The television has SkyTV, DVD player and is operated by remote control.
- Seating is provided by two sofas and two tub chairs.
- There is a wood-burning stove with a flagstone hearth.

■ Stairs leading to the first floor.

- There are 14 steps to the landing.
- They are 91cm (35.5") wide, 26cm (10.5") deep with a rise of 20cm (8").
- Steps 5 to 10 are narrower on the right side than on the left, as they turn 180 degrees to the right.
- The stairs land at the front of the mezzanine area.
- The steps are carpeted deep red.
- The walls are cream painted plaster.
- The wooden handrail is 91cm (3ft) high, light wood.
- The lighting is provided by two overhead hanging lights and a window.
- The stairs lead to a landing with a bedroom to the immediate right and one to the left. As well as a utility room toilet.

■ Bedroom 2 (en suite):

- The door is 82cm (32") wide, side hung, solid wood and opens in to the bedroom, with lever handle.
- The room is 13'10" by 20ft
- The floor is oak with a small cream rug.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided spotlights with switch on wall next to door, and two bedside table lamps. There is also South facing window providing natural light with a motion sensor light for the behind headboard storage.
- The bed is super-king in size zip and link so can also be twins and is 61cm (2ft) high from the floor. The bedding is crisp white with a coloured throw and cushion.
- There is a remote controlled TV.

- Storage is provided in the form of dresser which is 104cm (41") high 2 drawers. There is also a hanging rail behind the head board which is 159cm (62.5") high.

■ En Suite:

- The bathroom door is 74cm (29") wide, side hung, solid wood and opens in, with a lever handle
- The lights are automatic spots.
- The bathroom measures 10' 8" x 9'2".
- The floor is green non-slip flooring.
- The walls are cream tiled.
- The loo is a standard cistern, with seat 51cm (20") high from the floor.
- The wash hand basin is 81cm (32") high 167cm long by 47 cm wide double basin with a mixer tap and lever handles.
- Mirror directly above the basin on the wall.
- The shower enclosure measures 71.5cm (28") by 135cm (53") with the lever handle 110cm (43.5") from the ground.
- The bath stands alone is an oval shape and is 159cm (62.5") in length 70cm (27") in width and is 46cm (18") deep

■ Bedroom 3 (en suite):

- The door is 82cm (32") wide, side hung, solid wood and opens in to the bedroom, with lever handle.
- The room is 17'6" by 13ft
- The floor is oak with a cream rug.
- The walls are both cream painted plaster and exposed stone.
- Lighting is provided 2 hanging lights with switch on wall next to door, and two bedside table lamps. There is also North facing window providing natural light.
- The bed is super-king in size zip and link so can also be twins and is 61cm (2ft) high from the floor. The bedding is crisp white with a coloured throw and cushion.
- There is a remote controlled TV.
- Storage is provided by a wardrobe which is 196cm (77") tall by 53cm (21") deep

■ En Suite:

- The bathroom door is 74cm (29") wide, side hung, solid wood and opens in, with a lever handle
- The lights are automatic spots.
- The bathroom measures 10" x 8'7".

- The floor is green non-slip flooring.
- The walls are cream tiled.
- The loo is a standard cistern, with seat 51cm (20") high from the floor.
- The wash hand basin is 81cm (32") high with a mixer tap and lever handles.
- Mirror directly above the basin on the wall.
- The shower enclosure measures 83cm (32.5") by 135cm (53") with the lever handle 110cm (43.5") from the ground.
- The bath is 180cm (71") in length 78cm (30.5") in width and is 46cm (18") deep