

Access Statement for The Swiss Cottage, Shanklin

Introduction

Swiss Cottage is an old Victorian building built around 1866. Over the years it has undergone many changes but still has some of its original old features and charm.

Here at the Swiss Cottage we aim to cater for the needs of all of our guests. Although we are primarily a Half Board Accommodation we also cater for those guests who wish to book on a Bed and Breakfast Basis. We have 8 guest bedrooms that can be split depending on occupancy, 2 of which are located on the ground floor. The remaining 6 rooms are located on the 1st floor.

We have 3 family, 5 double and 3 twin rooms which are all en suite. The following statement is a summary of our provisions.

Pre-Arrival

- We are centrally located within easy walking distance from all the amenities that Shanklin has to offer
- We ask that you complete our Dietary Requirements on our booking form which assists us to cater for your particular needs and where possible alter our menu/ingredients i.e. Gluten Free/vegetarian
- We have a very good website with links to the I.O.W Official Tourism site as well as other major website operators i.e. Red Funnel
- We can be contacted by telephone or email (details below)
- Our website is: www.swiss-cottage.co.uk where you can view pictures of some of our rooms, further information about our services and Special Offers with a full range of our Tariffs

Arrival & Car Parking Facilities

- Please advise us of your anticipated arrival time so that we can be sure we are here to welcome you.
- To ensure your accommodation is ready we ask that guests do not normally arrive before 2.00pm. Earlier arrival may however be possible, by prior arrangement.
- We offer a Free Pick Up from Shanklin Train Station, alternatively we can Pick-Up from East Cowes, Fishbourne & Ryde Ferry Port at a minimal charge of £1.00 per mile (50p per mile meet you and return)
- Shanklin Train Station is 10 minutes walk away

- The main bus stops are within 5 minutes walk outside Somerfield. All Bus Services are located here to Newport/Ryde
- There is a local taxi service that has accessible taxis if required; we can make bookings for you.
- There are two means of entrance to the car park either side of our Palm Tree lined border
- Parking Bays are marked on the floor
- We have parking for up to 6-7 cars
- The surface is a combination of tarmac and gravel.
- The car park is illuminated by solar power lights during the hours of darkness and we also have floodlighting to the car park and to the front of the property & security lighting to the rear
- We can assist guests with luggage if required
- We offer Tea/Coffee in our lounge on arrival, as long as arrival prior to evening meal service

Main Entrance, Reception

- The entrance is under a small canopy 2m wide x 80cm deep
- The UVPC front door with a decorative frosted glass and rose design is 2m high and 92cm wide, with a floor plate of just 7cm high
- The front door is inward opening and has a self locking mechanism and is only accessible by Key
- The door bell is on the wall to the right of the door which is easily accessible.

Public Areas - Hall, Stairs, Landing, Corridors etc

- On entry into our home there is a hallway 1.6m wide x 8.50m in length with a original ceiling height of 9'6". On the ceilings there is smoke detectors and emergency lighting
- On direct entrance there is a fire door on the left to the bar which has a frame of 71cm wide, this is kept locked at all times.
- Halfway along the hall to the left, there is the doorway leading to the Bar/Lounge, with its original doorframe opening of 79cm wide and a doorframe height of 7 foot.
- There is a large framed mirror on the left wall in the hall 110 x 80cm and a small 60cm round hallway table of 75cm high and two chairs for the guests to complete our comment book
- Along the right hand wall is the main light switches for the outside lights, hall and landing, directional fire exit signs, a radiator of

1800 x 500mm and above these are our notice boards, with maps, local information, Fire certificates and Awards to date. Next to this is a bookcase 89 x 32 x 92cm displaying leaflets of interest for guest to take and also various reading books for adults and children to borrow whilst staying with us.

- Of the hall to the right is a doorway leading to 2 ground floor rooms
- The hallways, stairs and landings all have short pile carpet
- The main stairway is 5.7m directly in front of the main entrance.
- The original banister is dark oak and runs along both stair wells and upper 1st floor landing
- To the left of the staircase there is a small hall inlet 90cm x 2.8m with wall mounted coat racks and floor shoe storage racks (this also leads to our private quarters)
- The walls have a good colour contrast and all areas are well lit
- There are 13 stairs to the 1st floor landing to room 6 and main bathroom and another fire extinguisher and alarm, followed by a further 4 stairs to the remaining 5 bedrooms
- The stairs are 19cm high, 72cm wide and 27cm in depth
- Landing area to rooms 6 & main bathroom is 1.7 x 2.2m by 7'6" high with a wall mounted heater
- Upper 1st floor landing to rooms 7, 8, 9, 10 & 11 and dry lounge is 1.7m x 3.0m with a maximum ceiling height of 12'6" reducing to 10'0" with a wall mounted heater.

Public Areas - Sitting room, lounges, lobbies etc

- On entrance to the you large comfortable Bar/Lounge of 3.9m x 5.60m with an original 9'6" ceiling, there are two, 2m x 3 seater soft fabric sofa, a coffee table and pouffe in the corner. It also has a small rectangular coffee table which is 110 x 60 x 44cm
- To your right are French Doors leading to the Dining Room, they are 76cm wide each. These are kept shut until meal service.
- The Bar is located next to the French Doors at a right angle of 1.8 x 1.9m and 2.1m from doorway
- There are three large double glazed UVPC windows in the front bay, the centre unit is a sealed unit the other 2 open outward with lockable handles plus 1 lockable opening window to the side wall giving a very bright and airy feel to our lounge
- To the left of the door there is a double radiator of 1400 x 500mm fitted to the internal wall
- There is a flat screen digital colour television/video/DVD with Sky on

- a wooden cabinet on the far external wall & Wi Fi reception.
- We have a decorative aquarium unit next to the bar for a calming atmosphere to relax during the day
- There is matching carpeting throughout the lounge & dining room.

Dry Lounge

- We have a second lounge on the first floor for those guests who wish to relax away from the bar area & also for families who wish to view a children's video/DVD. Or plan your day ahead with the aid of our notice board showing all 40 of the Islands main attractions/maps
- Door way is 72cm with a right hand inward opening door and light switch to your left
- Room is 2.7m x 3.1m by 10'0 high ceiling with a double height original arched window with a top opening window
- On entry you have 2 two seater sofas 150 x 70 by 40cm high to seat, which are either side of the room and are 90 cm from the entrance
- A small 60cm round coffee table, 75cm high, with push button lamp
- There is a small bookcase to the left of the doorway 100cm x 90cm. The children's videos are stored in this bookcase with an index
- Colour television and video are situated in front of the window, 2.5m directly in front of the doorway, next to two 500 x 500mm radiators.

Public WCs

- We do not have a separate WC facility
- All rooms, with the exception of Room 9, have en-suite facilities.

Dining Room

- Overall size of Dining Room is 8.5m x 3.9 m with a 9'6" ceiling
- Breakfast and Evening Meals are served in the dining room off of the Bar Lounge through the double French doors.
- The dining room is one level, with a UVPC glass patio door with a doorframe of 89cm wide and a floor plate of only 4cm leading to a small outdoor seating area. This is also used as an emergency exit.
- Furniture is set by room numbers but is flexible and can be relocated if required.
- Tables have an under space of 61cm high by 50 or 60cm wide and a height of 73cm (legs on each corner) All chairs are without arms for easy sitting, the seats are 45cm high.

- Menus for breakfast are given during Dinner service and visa versa to assist with preparation
- We play background music via the bar stereo, CDs and or Radio
- The dining room has 5 UVPC windows along the side and back end of the room and is very bright and airy, it also has two 2000 x 500mm radiators for the winter months
- Breakfast is split between self service and table service, cereals/fruit/fruit juice is laid out to self serve, cooked breakfast, tea/coffee served to your table.
- We have 4 sideboard cupboards to store cutlery, crockery, condiments etc varying in size height from 70 to 110cm

Laundry

- Laundry service is not available on site,
- The nearest laundry is Clarendon Laundry Service, Clarendon Road, this is a 2 minute walk away.

Shop

- We are situated within a few minutes' walk to the High Street and Regents Street offering an array of businesses including; Co-Op, Boots Chemist, Hairdressers, Newsagents & Clothing Shops
There are plenty of shops to suite all your needs.

Treatment room/s

- Not Available on site
- There are Beauty Salons within easy walking distance that offer Massages, Wax Treatment, Manicures and many more

Leisure Facilities

- Not Available on site. The local Leisure Centre is located in Sandown. There is a local Hotel with an indoor swimming pool which is open to non residents, located within a 10 minute walk from the Swiss Cottage

Outdoor Facilities

- We have a decked patio area which is accessible via the front car

- park on the left of the property through two flower displays, walkway of 80cm wide or through the patio door leading from the dining room
- There is a small gentle slope of 85 x 60 x 13cm high, leading through the two flower displays
 - The patio area is 5m x 4m decked with modern wooden furnishings with cushions, beanbags and parasols and two wooden benches.
 - Smoking is permitted in the canopy covered patio area only.
 - However, we are ideally situated for those wishing to take advantage of the beautiful cliff walks.
 - The beautiful sandy beach of Shanklin is within a few minutes' walk away, there is a cliff lift (May-October) for those less able to climb the stairway or a steep slope along Hope Road.
 - Walking Guides can be found in our hallway.
 - We can also provide you with a local map of Shanklin

Conference & Meeting Rooms, Banqueting

- Although we do not have a separate room, we can offer our dining room for meetings/conferences when in conjunction with a block booking of all of our rooms and Cost is on request.

Clubs & Entertainment

- We have a small well stocked bar (of beers, lagers, house wine and a selection of our favourite wines, variety of spirits, non alcoholic drinks and children's drinks) for those wishing to relax during the evening with background music or choose from our own extensive list of DVD and videos
- There are many public houses around Shanklin most of which offer live music and also the larger hotels in Shanklin welcome non residents to use their bar facility and offer live music
- We do have a Music License to hold Disco as part of a block booking
- There is also a Conservative Club that has daily entertainment and has a very good restaurant and also a British Legion
- There are also two local churches that welcome holiday makers
- There is also a local Bowls Club (which I am a member of) so if you fancy a roll up they are more than welcome to come along

Bedrooms & Sleeping Areas

- There are 8 bedrooms, two on the ground floor, (1 family & 1 double) one on the lower first floor (twin) and five on the upper first floor. Two family rooms (Two of these rooms 1 double & 1 twin can be closed off by an external door to make one large family unit if required) and a further double and twin room.

Ground Floor Rooms

Room 1 (Family Room)

- Located off of the main hall way through a doorway of 64cm wide along a small passage 90cm x 3.9m
- Room 1 is situated at the end of the corridor, doorway is 73cm wide with a left hand outward opening door with 2 bedroom light switches
- On entry you have an inner hallway of 90cm x 2.4m and the en-suite (see below for details) is directly in front of you. To the right on entry (passed the en-suite) is the double room, this has an opening of 76cm wide (no door attached) and to the left is the children's Annex which also has an opening of 76cm (no door attached) & coat rack
- Overall suite size is 7.0 x 2.8m with 9'6" ceilings with a bedroom size of 3.1 x 2.8m which houses a 4'6" x 6'6" Leather & Pine framed bedstead with source 5 mattress. Either side of the bed are Bedside cabinets of 45 x 46 x 70cm, with hand switch lamps radio/cd/alarm clock, drinking glasses and a full height mirror.
- There is 60cm free space between side of bed and window with and 85cm free space from foot of bed to wall.
- There is 100cm space between left side of bed to doorway and 60cm space between left side of bed to dresser.
- Dresser to left on entry 180 x 46 x 70cm with Digital TV/DVD combi with remote control, mini fridge & Tea/Coffee making facility, vanity mirror and stool underneath
- Radiator under window in main bedroom is 1600 x 500mm and also one in annex is 1000 x 500mm
- The Annex has a set of children's bunk beds, which is 2'9" x 6'0" x 4'0" to the top of the top bunk mattress, along the right hand bathroom wall, overall room size is 1.9 x 2.8m
- Double Wardrobe 90 x 52 x 180cm is next to the bunk beds (no room for manoeuvre) a 3 draw chest opposite the door way of 79 x 46 x 70cm with push button lamp

Room 2 (Large Double Room)

- Of the main entrance hall, as Room 1 to your right, is a doorway of 71cm wide with a left hand inward opening door with coat rack
- Overall room size is 4.6m x 4.1m (incl. En-suite) with 9'6" ceilings
- Light switches are located on right wall by door entrance, wall lights switch on right wall also and two full height mirrors
- Exterior wall has a full length triple window in the front bay, two of which open outward and have lockable handles to give a very bright and airy room
- On entry the 4'6" x 6'6" leather & pine double bed is 110cm from doorway, with 50cm space between the end of the bed and the en-suite bathroom, allowing access to pass to the seating area.
- Space between wardrobe and chest of drawers is 3m and bed to window is 2.1m which is ample space for the seating area which comprises of two velour fabric armless chairs 42cm high and an round coffee table 46cm diameter, which are all movable.
- There are bedside cabinets either side of divan, 44 x 44 x 65cm, with push button lamps, radio/cd/alarm clock and drinking glasses.
- Far side of room has double wardrobe 90 x 50 x 180cm in niche, no room for manoeuvre either side, opposite is a 4 drawer chest 83 x 43 x 83cm with Digital TV/DVD combi with remote control.
- Small low rise cabinet at an angle from the chest of drawers of 90 x 40 x 50cm, on which Tea/Coffee making facilities sit with a mini fridge and vanity mirror above.
- Radiator is on the right hand wall on entry 1200 x 500mm

First Floor Rooms

Room 6 (Twin Room)

- Room 6 is located to the right of the landing
- Doorway is 68cm wide with a right hand inward opening door
- On entry there is a small hall 170 x 90cm, light switch is on the left wall next to the entrance to the bathroom (see details below) and a full height mirror and coat rack on the right hand wall
- Overall size of bedroom is 3.2 x 3.4m with a 7'6" ceiling
- Directly in front of main door through an open doorway 70cm wide is the bedroom
- One double height window with top opening outward window
- On entry two 3'0" x 6'6" Twin Beds, aluminium and pine framed with source 5 mattress, bedside cabinet in-between, 44 x 40 x 56cm with

touch tone light, radio/cd/alarm clock and drinking glasses.

- Beds are situated either side of window, with wood panel surround, 90 cm high.
- Free space between beds is 1 metre
- Free space between bedroom doorway and end of bed is 1.3m
- Wardrobe 81 x 51 x 180cm, 5 drawer chest 78 x 40 x 86cm in front of beds on back wall with Digital TV/DVD combi with remote control, mini fridge and space between end of beds and wardrobe is 85cm.
- Bedside cabinet at to the left base of one bed against side wall, 40 x 45 x 45cm with tea/coffee making facilities on and vanity mirror
- Centrally Heated by two Radiators, 1000 x 500mm under the window and a further 400 x 600mm at the foot of bed.

Room 11 (Twin Room)

- Doorway is 77cm wide, left hand inward opening door with coat rack
- Overall room size 3.8 x 3.7m (incl. En-suite) with an original 10'0" ceiling
- Light switch on right wall on entry next to full height mirror
- One large double height window with top opening outward window
- On entry two 3'0" x 6'6" single divans with source 5 mattress.
- Space from door to 1st bed 110cm
- Wardrobe 81 x 51 x 180cm against wall behind doorway
- On entry to the right, is a 5 draw chest 78 x 40 x 86cm in a niche which has beverage making facilities and mini fridge.
The Digital TV/DVD combi with remote control has been mounted on the wall. This is opposite the wardrobe, space between wardrobe and chest of drawers is 2.7m
- Space between single divans is 70cm
- Bedside cabinet between divans 44 x 40 x 56cm with touch light, radio/cd/alarm clock and drinking glasses
- 2nd divan is against far wall therefore only one transfer to bed
- En-suite is in on the far wall, 2.3m away from the doorway, space between end of beds and en-suite is 70cm (see below for details)
- One wicker armchair provided in room (removable if required)
- Wall mounted thermostat controlled radiator 1400 x 400mm under the window.

Room 10 (Double Room)

- Doorway is 77cm wide, right hand inward opening door & coat rack
- Overall size of room is 3.3 x 4.1m (incl. en-suite) with 10'0" ceiling
- Light switch on left wall on entry.
- One large double height window with top opening outward window
- To the left on entry low cabinet 44 x 40 x 56cm for beverage making
- 5 draw chest 78 x 40 x 86cm cm with Digital TV/DVD combi with remote control and mini fridge and a wardrobe 81 x 51 x 180cm next to this
- On entry a 4'6" x 6'6" Leather & Pine Double bed with source 5 mattress, 55cm high
- Bedside cabinets either side of bed 44 x 40 x 56cm with push switch lights, radio/cd/alarm clock and drinking glasses
- At least 55cm routes either side of the bed, to window and en suite and 90cm to foot of bed to wardrobe, therefore allowing for left or right transfer to bed.
- On entry the en-suite shower room wall is to the right, 1.15m from the entrance and the en-suite is 1.9m away from the doorway

Room 7 (Large Double Room)

- Doorway is 77cm wide, left hand inward opening door & coat rack
- Overall size of room (not including bathroom) 3.9 x 3.7m with a 9'6" ceiling
- Light switch on right wall on entry
- One large double height window with top opening outward window
- On entry 4'6" x 6'6" Leather & Pine Double bed with Source 5 mattress, 50cm high and is 180cm diagonally to the left of entrance.
- On the right hand wall 1.5m away from the entrance, is a 4 draw chest of drawers 83 x 43 x 83cm with Digital TV/DVD combi with remote control and mini fridge and a wardrobe 86 x 51 x 180cm
- Bedside Cabinets either side of bed, 44 x 44 x 66cm with switch Lights, radio/cd/alarm clock and drinking glasses.
- Free space from side of the double bed to window 65cm, from end of double bed to wardrobe is 1.5m, double bed to seating area is over a 1m away, therefore allowing for left or right transfer to double bed.
- To the left, behind door, is a full height mirror and a seating area
- This comprises of two Wicker chair and a 1m round coffee table with beverage making facilities.
- Double Radiator under the window of 1200 x 400mm

Room 8 (Double Room)

- On entry there is a outer door way of 71cm with a left hand inward opening door & down a small passage way of 2.45m long x 85cm wide(with a passive night sensor light) this leads you to the bedroom
- Doorway to bedroom is 72cm wide, left hand inward opening door
- A full height mirror is behind the door and the bathroom is located on the opposite wall on entry.
- Light switch for passage is directly in front of the doorway on facing wall, light switch for bedroom is on right wall on entry with coat rack
- Overall bedroom size of room 3.1 x 2.8m with 7'6" ceiling with Hallway 2.5m x 90cm with 7'6" ceiling
- Full height double width window, left hand full pane, right hand side bottom opening outward window giving a light and airy room with a double radiator of 2000 x 300mm under the window
- On entry 4'6" x 6'6" Leather & Pine Double bed with source 5 mattress, 55cm high.
- Bedside cabinets either side of bed 44 x 40 x 56cm with push button lamps, radio/cd/alarm clock and drinking glasses.
- At least 65cm from bed to window, 80 cm from foot of the bed to the wall and 100cm from side of bed to built in wardrobe and shelving of 100 x 50 x 200cm allowing for left or right transfer to bed
- To the left corner of the bed, is a dresser 1.2m x 45 x 85cm with beverage making facilities, Digital TV/DVD combi with remote control and mini fridge
- To the left of the unit, is the power shower switch, shaver point and wall mounted vanity mirror
- To the right corner is a wicker chair with cushion, which is 40cm high to seat

Room 9 (Twin Room)

- This is our only non en-suite room, occupants have the private use of the main bathroom.
- On entry there is an outer door way of 71cm with a left hand inward opening door & down a small passage way of 2.45m long by 85cm wide (with a passive night sensor light) this leads you to the bedroom
- Doorway is 72 cm wide, right hand inward opening door with coat rack behind the door
- Overall size of room 3.1 x 3.2m with 10'0" ceiling
- Light switch on left wall on entry with wall mounted heater
- One large double height window with top opening outward window with a 1400 x 400mm radiator underneath the window
- On entry there is a 80cm high sink unit, 155cm in front of the door way, which has a inlaid tiled surround mirror, Victorian mixer taps and ceramic soap & toothbrush/beaker holder
- It has a stainless steel curved vanity unit surrounding the base of the sink basin and pedestal
- On the far wall is a corner unit measuring 85 x 45 x 180cm with beverage making facilities on.
Next to this is a 5 draw chest of drawers of 78 x 40 x 86cm with the Digital TV/DVD combi with remote control
- Directly behind the door there is a full height mirror and two 3'0" x 6'6" aluminium & pine single beds with source 5 mattresses
- Beds are 50cm high with under space of 25cm
- Space between beds is 50cm with bedside cabinet between 48 x 44 x 69cm with touch light, radio/cd/alarm clock & drinking glasses
- One bed is placed directly against wall allowing for left transfer only
- Second bed is 80cm from window allowing for left or right transfer
- Double wardrobe 81 x 51 x 180cm is situated in the far corner of the second bed, no manoeuvrability between wardrobe and bed
- Space between wardrobe and chest of drawers is 1.35m
- Space between basin and end of bed is 80cm

Bathroom, Shower-room & WC [En-suite or Shared]

- We have 7 en-suite bathrooms:
- 2 with a combination of bathtub and power showers
- 1 with a combination of bathtub and overhead shower
- 4 with glass shower cubicles with power showers

We also have a main bathroom that has a bathtub and power shower and is used in conjunction with Room 9 as a private bathroom for that room only

Room 1 Family Room Ground Floor

- Doorway to shower room 72cm wide, left hand inward opening door
- Separate square shaped en-suite shower room size is 1.9m x 1.52m
- Pull cord light is to the right on entrance from 9'6" ceiling
- Sink Unit to the right, sink pedestal is 80cm high with Victorian taps, stainless steel and wood soap dish and glass holder, large vanity mirror and glass shelf and a shaver socket and light above
- Wall mounted heater to right of toilet with pull cord
- On entry the toilet is 120cm directly in front of you, with a 40cm high, low level cistern & push button flush with a shelf above 60cm away
- Enclosed glass shower cubicle is 75 x 75cm with step/edge of 11cm high with outward opening solid door. Electric power shower with adjustable temperature & pressure control & height adjustable shower head, toiletry rack and safety grab handle
- The power cord for the shower is directly behind door to the left with a towel rail on the door and wall and s/steel multi towel rack
- Space for toilet area is 79cmsq, space between door and shower cubicle is 110cm & space between sink and bathroom wall is 110cm
- Shower room is fully tiled from floor to ceiling
- No window but fitted with extractor fan

Room 2 Double Ground Floor:

- Doorway to bathroom is 66cm wide, left hand inward opening door to side of bath with towel rail behind the door
- The long en-suite bathroom is 3.1m x 1.3m with ceiling height of 8'0"
- On entry the pull cord light and wall mounted heater is to your right
- Bath is a corner shaped 150 x 110 x 56cm high with moulded low seat. Electric power shower with adjustable temperature and pressure control & height adjustable shower head with toiletry rack and safety grab handle
- The power cord for the shower is above the unit. A PVC shower curtain is fitted to enclose the bath, whilst the shower is in use.
- Sink Unit is 80cm directly in front of doorway and is 78cm high with easy grip taps, wooden soap dish and toothbrush/beaker holder, large vanity mirror and glass shelf with shaver socket and light above
- Corner toilet unit is 80cm to the right of the doorway and is 40cm high, low level cistern with pull flush and shelf above
- Bathroom is tiled from floor to ceiling around bath area and half tiled above the sink area, with towels rails behind the door
- No window but fitted with extractor fan

Room 6 Twin First Floor

- On entry to the hallway the bathroom is 90cm to the left of the door
- Doorway to bathroom is 67cm wide, left hand inward opening door
- Separate standard en-suite bathroom size is 1.6m x 2.2m (incl. full height 7'6" airing cupboard behind the door of 55 x 80cm)
- Light pull cord is on the right on entrance
- On entry the sink unit is 80cm in front of you and 80cm high with Victorian taps, ceramic soap dish and toothbrush/beaker holder, large vanity mirror and glass shelf with shaver socket and light above
- Wall mounted heater to the left of sink with pull cord and towel rack
- Toilet is 160cm directly on entry with a 40cm high, low level cistern and push button flush with a shelf in the corner above the bath
- Bath is on your left & is 70 x 1700 x 56cm tub with white PVC panel with fixed glass shower screen at door entrance end of bath. Electric power shower with adjustable temperature and pressure control & height adjustable shower head, with toiletry rack and safety grab handle with the power cord for the shower in the airing cupboard
- Bathroom is fully tiled from floor to ceiling
- It has a medium sized frosted glass window, with top opening only

Room 7 Family First Floor

- Separate en-suite bathroom is on the far side of the bedroom and is a large L shape of 2.8m x 1.5m x 1m and ceiling height of 7'6"
- Doorway to bathroom is 75cm wide, left hand inward opening door
- Wall to the right is 1m long, leading to open area of 1.1m x 1.5m
- On this wall is the light pull cord, wall mounted heater with pull cord and stainless steel multi towel rack
- Toilet is 150cm directly on entrance, with a 40cm high, low level cistern and push button flush with 90sqcm toilet space
- The sink unit is 80cm high, has stainless steel mixer taps in the centre of the basin, stainless steel and wood soap dish and toothbrush/glass holders, has a large vanity mirror, glass shelf with shaver socket and light above
- Bath tub is 150 x 70 x 56cm with PVC panel along far wall with hand held shower above the mixer taps, with pull up button to activate shower and a PVC shower curtain and safety grab handle. The bath is 70cm from sink unit.
- On your left is a large frosted glass window with top opening only, with venetian pull blind fitted for extra privacy and towel rail
- Bathroom is fully tiled from floor to ceiling

Room 11 Twin First Floor

- Doorway to shower room 67cm wide, right hand inward opening door
- The en-suite, although small & compact is 2.8m x 90cm & 7'0" high
- On your left wall is the light pull cord and wall mounted heater
- Toilet also to your left on entry, 40cm high, low level cistern with pull handle, with shelf & small outward opening frosted glass window
- Opposite is a small wash hand basin, no pedestal, is 80cm high & 50cm from the entrance, it has Victorian taps, ceramic and s/steel soap dish & toothbrush/beaker holder, a large vanity mirror, glass shelf with shaver socket and light above, power cord for shower and s/steel multi towel rack
- Shower cubicle is situated to the right of entrance, directly behind door. Cubicle is 75cmsq with inward opening concertina glass doors with step/edge of 14cm. Electric power shower with adjustable temperature and pressure control & height adjustable shower head with toiletry rack and safety grab handle
- Space between toilet and cubicle is 120cm
- Shower room is fully tiled from floor to ceiling

Room 10 Double First Floor

- Doorway to shower room 66cm wide, left hand inward opening door
- The en-suite partition wall is a curved structure within the bedroom
- Overall size is 2.1m x 1.5m with a 8'0" ceiling height
- On your right is the light pull cord next to the shower cubicle of 75cmsq with inward opening concertina glass doors with step/edge of 10cm. Electric power shower with adjustable temperature and pressure control & height adjustable shower head with toiletry rack and safety grab handle
- Shower power cord is on facing wall from entrance
- Sink unit is directly behind open door on the left, large corner sink with mixer taps in the centre and pedestal of 80cm high, stainless steel & wood soap dish & glass holder with large vanity mirror, glass shelf with shaver socket and light above and wall mounted heater
- Small outward opening frosted glass window on adjacent wall
- Corner fitted toilet of 40cm high, low level cistern and push button flush with two curved shelves above.
- On facing wall is the shower power cord and s/steel multi towel rack
- Toilet area of 70cmsq and space between toilet and shower is also 70cm, with a small space of 30cm between sink and toilet
- Shower room is fully tiled from floor to ceiling

Room 8 Double/Family Unit with Room 9 First Floor

- Doorway to en-suite is 75cm wide right hand inward opening door
- Overall size of en-suite is 190cmsq and has a ceiling height of 7'6"
- Light switch is located on outside wall to the right of door
- Sink unit with pedestal is located directly on entrance 35cm to the left of doorway
- Sink unit with pedestal is 80cm high and has modern easy grip s/steel mixer taps in the centre of the basin with ceramic and s/steel soap dish and 2 glass holders. A very wide vanity mirror above the sink with glass shelf and shaver point and light above
- Toilet is 120cm from door way to the left corner. It is 40cm high and has a low level cistern with push button flush & a shelf 30cm above
- Shower cubicle is 75cmsq with step/edge 15cm from door to the right corner. Enclosed wall surround with glass outward opening door. Electric power shower is directly in front of you with adjustable temperature and pressure control & height adjustable shower head

- with toiletry rack and safety grab handle
- Space between toilet and cubicle is 65cm
- Stainless steel multi towel rail directly behind open door
- Wall mounted heater on right wall from entrance with pull cord
- The power shower switch is located in main bedroom, on wall next to wardrobe
- Bathroom is fully tiled from floor to ceiling

Room 9 Twin/Family Unit with Room 8 First Floor

- This is our only non en-suite room, it only has a sink unit. However when used as a single/twin occupancy guests have the sole use of the main bathroom (see below)
- When used in conjunction with Room 8 as our Family Unit the en-suite in Room 8 is used for both rooms.
- Approx size of sink area from door is 1m x 2m with 10'0" ceiling
- On entry there is a 80cm high sink unit, 155cm in front of the door way, which has a inlayed tiled surround mirror, Victorian mixer taps and ceramic soap & toothbrush/beaker holder
- Space between basin and end of bed is 80cm

Main Bathroom (used in conjunction with Room 9 as a Twin)

- Located directly at the top of the main staircase
- Old style Victorian bathroom, door way is 74cm wide left hand inward opening door with knob style handle & towel rail behind door
- Overall room size is 1.9 x 2.2m with 7'6" ceiling height
- Light pull cord is to the right on entrance with vanity mirror and wall mounted heater with pull cord and multi towel rail
- Toilet is 45cm high and is 1.5m directly in front of entrance with pull handle flush. Frosted Glass with top opening window above toilet and also a small non opening frosted glass window above the bath
- Wash hand basin & bath are directly behind the door, no pedestal, both with single hot and cold old fashioned taps
- Bath is 68 x 170 x 53cm, with wood panel & 20cm shelf to one end
- Electric power shower is on the outside wall with adjustable temperature, pressure control & height adjustable shower head with safety grab handle
- Power cord to shower is located other side of shower door.
- Glass shower door fitted outward opening, for shower area.
- Bath side of room is fully tiled; remaining walls are papered/painted

Additional Information Summary

- All bathrooms are fitted with shaver lights and power points, with mirrors and glass shelves situated over each sink
- All rooms equipped with mini fridges, beverage making, tea, coffee, hot chocolate and fruit teas, kettles are cordless, hairdryers, clothes brush and shoe horns and bible.
- All rooms have remote control flat screen Digital colour televisions with DVD player & radio/alarm clocks with CD player.
- The main front door is our direct route for evacuation, the second exit on the would be through the patio door via the dining room, other alternative emergency exits would be via the owners living accommodation located on the ground & first floor, used for emergencies only.
- Emergency lighting is situated in the ceilings on the landing, hallway, lounge and dining room showing you to the emergency exits
- All internal rooms are fitted with Fire Doors and sprung loaded door closures with door stops returns and brass plated Victorian handles
- All Rooms and Internal Public areas are fitted with Smoke Detectors
- All fire evacuation procedures can be found in every bedroom attached to the inside of the door
- Fire extinguishers are located in the main hallway, first floor landing (plus one in the owners utility room) with full instructions for use
- Emergency break glass points are located above the fire extinguishers
- Should the need arise, the fire bell will sound this is a continuous ringing sound and you will evacuate the building immediately and gather by the fire assembly point in the car park
- We do not accept animals, however, Assistance Dogs are welcome
- We are happy to store medication in our fridges (if required), not a 24 hr service.
- In conjunction with the Government Legislation we operate a strict No Smoking Policy within our establishment, smokers are welcome to use the patio area although we ask that they give due consideration to those guests who do not smoke and as its next to the dining room door.
- We offer packed lunches to walkers at a minimal charge, by prior arrangement.

Completed & Future Plans since taking over in 2007

- Complete painting all exterior walls, soffits, fascias and window sills
- **Completed December 08**
- Complete installing new fitted kitchen cupboards, change of layout and worktops and install new range cooker
- **Completed May 08**
- Install a further 8 Radiators, so Central Heating throughout the whole property, replace 5 out dated ones & install all radiators with thermostatic control valves
- **Completed March 09**
- Replace present televisions with suitable colour flat screen Digital TV/DVD combi & wall mount them to allow maximum space in rooms
- **Completed January 09**
- Fence in remainder of garden and spray paint all fences
- **Completed April 09**
- Insulate, Board and carpet the Loft – **Completed May 09**
- Install new Patio Furnishing – **Completed August 09**
- Lay Decking to Patio Area – **Completed July 09**
- Replace and repair floorboards & also to replace all carpet to the Hallway, stairs, bar and dining area - **Completed Dec 09**
- Upgrade Fire doors with in tumescent fire strips – **Completed Jan 10**
- Fit Awning to Patio Area – **Completed June 10**

Future plans

- Replacing the corner bath in Room 2 for a walk in shower – **In 2012**
- To replace the existing original slate tiles – **In 2013**
- Continue to upgrade cutlery, dining room table layout, bathroom & bedroom accessories – **Ongoing**
- We also ensure that the Fire Alarms, Extinguishers, Lighting, Electrics and Gas appliances have all the correct Annual certificates

Contact Telephone and Email Address

We welcome your feedback to help us continually improve your stay, so if you have any comments please phone call us or email us your views at.

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