

APPLE TREE HOUSE

INTRODUCTION

Apple Tree House is a former cider-making farmhouse and has retained many of the original features including wood floors, beams and exposed stone.

PRE-ARRIVAL

GENERAL

- Our website www.holidays.presteigne.net contains various links to additional information about Presteigne and the Welsh borders, including a link to the very informative <http://www.presteigne.com>, which has details of emergency services and local transport options, amongst its rich content.
- Large print versions of this information are available on request.

BOOKINGS/ENQUIRIES

- Our website also contains up to date availability information for all of our self-catering houses. You may book direct with us by post, e-mail or phone. To secure a provisional booking, telephone is best.

TRAVEL

Road

- The web-site contains links to Google maps from which you can request driving directions from anywhere in the UK. Alternatively, we can provide these on request.
- For use with satellite navigation systems or if you wish to search with other tools, the post code of the property is LD8 2AT.

Bus

- The nearest bus stop is within 800 metres.
- Regular services connect to Knighton, Leominster, and Hereford, but it should be noted that these are not as frequent as a typical city service.
- Please ask for timetable information or visit <http://www.presteigne.com>.

Rail

- The nearest train station is in Knighton approximately 7 miles away. Further afield, there are stations at Hereford and Leominster. Collection from the stations can be arranged.

Taxis

- There are currently two local taxi firms. These offer wheelchair access vehicles. Please contact us for more details.

SHOPPING

- We provide tea, coffee, sugar, biscuits and milk for your arrival.
- There are shops within 800m. The local Cost cutter store and Anne's Vegetable shop both offer home delivery service. Ask for details.
- Presteigne is within the Tesco delivery area for on-line ordering. Please call if you need help with accepting a delivery, either by having it delivered to our main residence or to be able to meet a delivery at the property.

ARRIVAL & CAR PARKING FACILITIES

- Cars are allowed to park on the side of the road the cottage is situated on. Parking may not always be available directly outside the cottage.

- There is a dropped kerb on the street by the side of the cottage.

ENTRANCE & RECEPTION

- The entrance to the cottage has two stone slab steps. This is an original feature of the cottage that has worn over time leading to some unevenness. The bottom step is 8cm high, 47cm deep and 100cm wide. The second step is 20cm high.
- The door is 78cm wide.
- The door opens directly into the lounge area. There is a small slightly sloping tiled area immediately in front of the entrance.

PUBLIC AREAS – WC

- Not available

DINING ROOM & LOUNGE

LOUNGE

- Accessed from front door
- Large open plan lounge leading to dining room/kitchen, small downstairs bedroom and stair case.
- Flooring in lounge area is short pile carpet.
- Large open fire place with stone hearth
- Two large settees and arm chair - 46cm seat height.
- TV & DVD with remote control.

DINING ROOM/SELF-CATERING KITCHEN

- Accessed from lounge area
- Step up from lounge of 10cm
- Large combined dining and kitchen area with tiled flooring throughout.
- Dining area to the left on entry has large trestle table 76cm wide by 184cm long, 77cm high with clear space

underneath of 73cm. Has six wooden chairs without arms – all 48cm high.

- Stone hearth with gas fire.
- Kitchen area has worktops and butler sink 90cm from floor and open shelving at 130cm height from floor.
- Gas cooker, dishwasher.
- Microwave
- Foldaway table providing additional worktop space.

BEDROOMS

Room combinations:

Ground floor – single room,

First Floor – 1 king size, 1 single (off main bedroom)

1 double and 1 twin.

GENERAL:

- Non Feather duvets and pillows in each room.
- Bed linen is cotton or poly-cotton. Towels are cotton.

GROUND FLOOR:

Single bedroom: (leading directly from lounge)

- Door width 85cm with 2cm high metal strip between carpeted lounge and wood floor of bedroom.
- Flooring consists of original wood floor boards.
- Single divan bed 60cm high.
- Chest of drawers
- Free space clear of furniture is approximately 210cm by 98cm.
- Light switch located 136cm from floor.

FIRST FLOOR:

- Reached via staircase of 9 wood steps with landing midway (104cm by 90cm)
- Steps are 20cm high by 18cm deep. Width of steps on lower section 88cm and 96cm wide on upper section.
- Stair rail on right side.

- Main landing at the top (150cm by 117cm) has a wood floor which slopes slightly to the right.
- Smaller WC/shower room, twin bedroom and double bedroom are accessed via carpeted area with 2cm threshold where it joins the wood floor of the landing.

DOUBLE BEDROOM:

- King-size bed with metal frame 150cm by 190cm. Bed height 54cm.
- Wood floor throughout with rugs.
- Leading directly into small (child's) bedroom.

SINGLE BEDROOM: (OFF MAIN BEDROOM)

- 62cm wide door
- Wood floor
- Single divan 54cm high.

DOUBLE BEDROOM:

- 72cm wide door
- Divan bed 190cm long by 140cm wide, height 53cm.
- Space either side of bed approximately 48cm.
- Wooden chair 46cm seat height without arms.

TWIN BEDROOM:

- 72cm wide door with width restriction of 66cm between door and bed.
- Two single beds 90cm wide, 188cm long and 57cm high.
- Each bed is placed against a wall at one side.
- Short pile carpet and rugs.

BATHROOMS & W.C

FIRST FLOOR:

Large bathroom & WC

- Door 81cm wide
- Wooden floor boards. Original flooring sloping slightly to the right on entry to the room.
- Wash hand basin 80cm high with 64cm clear under-space.
- Toilet seat 42cm high. Low level cistern with lever flush handle.
- Bath 54cm high with integral grab handles on both sides. Internal width of bath 56cm, length 126cm.
- Over bath electric shower with controls and slider bar 145cm from bottom of bath. Folding shower screen.

SHOWER ROOM AND WC

- There is a smaller shower room and toilet with small step of 4cm on entry – space within the room is limited.
- Door width 64cm but with width is restricted to 60cm where door opens against the shower.
- Toilet seat height 43cm
- Pedestal sink at 80cm height
- Corner shower has step over of 30cm.
- Short pile carpet

LAUNDRY

- There is no separate laundry but there is a standard size, front loading washing machine in the kitchen area.

SHOP

- Local shops available within walking distance (about 500 metres).

LEISURE FACILITIES

- Not available

GROUNDS AND GARDEN

- Large patio and garden are accessed from kitchen and small lobby.
- Door from kitchen is 78cm wide
- Steps up from kitchen are 13 and 14 cm high, 110cm wide and 37cm deep opening into small lobby area with tiled floor and inset wooden benches either side.
- Door into patio and garden is 71cm wide excluding 8cm thick weatherboard and 1cm metal threshold.
- Large patio area comprises paving stones which are fairly level.
- Large wooden patio table and chairs with arms.
- Step up to large sloping grassed area containing trees and flower beds.

ADDITIONAL

CONTACT INFORMATION

Telephone: 01544 260695

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E-Mail: holidays@presteigne.net

Postal Address:

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FUTURE PLANS