

THE COACH HOUSE SUITE

INTRODUCTION

Our self-catering accommodation is a self-contained first floor apartment in a large Georgian house. It has its own private entrance via a courtyard and internal stairs.

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 2AA.

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

- The entrance to the apartment is via a cobbled driveway from the main street.
- There is space on the cobbled drive for a vehicle to park and luggage to be unloaded. The large double doors of the old coach house can also be opened to allow full access to vehicles and parking in the enclosed courtyard.

ENTRANCE AND RECEPTION

- Entrance to the apartment is through large double wooden 'coach house' type doors opening inwards into the courtyard.
- The doors are each 136cm wide.
- The right hand door has a 'pedestrian' door cut into it that can be used to access the courtyard without opening either of the large doors. This smaller door has a step over of 20cm from the ground. Door height 182cm from ground level and 57cm wide.
- The apartment has its own private entrance that is reached from the courtyard consisting mainly of cobbled stone that is, by its nature, uneven. There is a drainage gully in the cobbled stone -this may need to be negotiated on approach to the front door.
- The entrance has external lighting.

Main entrance:

- Door is 71cm wide with 19cm step.
- Fixed matting by door is level with carpeted lobby area.
- Short pile corded carpet in lobby and on stairs.
- 14 steps up to the first floor accommodation.
- Steps 20cm high, 24cm deep and 86cm wide.
- Stair rail on left side of stair when ascending.

PUBLIC AREA – GENERAL

N/A

PUBLIC AREA - WC

N/A

DINING ROOM/LOUNGE

- The dining room is open plan with the lounge and kitchen.
- 75cm door width
- Three seater leather sofa bed with seat height of 48cm.
- Two seater leather settee - seat height of 48cm
- Single leather armchair 40cm seat height.
- Wooden chest style coffee table in centre of lounge area.
- Open fireplace with fire guard and brass fender.

- 17" TV with CD player and Sky Digi-box – remote controls.
- Open plan dining area has round wooden table height 76cm and 100cm diameter.
- Four wooden chairs with cane seating without arms – seat height 48cm.
- Original wood, dark stained flooring throughout with large rug in lounge area.

SELF-CATERING KITCHEN AREA

- Kitchen area is open plan with dining area and lounge.
- Access to kitchen area is restricted to 64cm due to positioning of units
- Kitchen island unit houses a fridge, freezer and dishwasher – microwave oven is situated on worktop that is 94cm high.
- Light coloured wall and base units with contrasting vinyl floor covering in 'black and white tile' design.
- All worktops 94cm high
- Electric cooker with hob set into worktop.
- Wall mounted cupboards with lowest shelf at 133cm from floor.
- Wall mounted bowl rack at 154cm from floor level and plate rack at 170cm from floor level.

LAUNDRY

Front loading washing machine is situated in the space underneath the staircase.

SHOPS

Shops within 800 metres.

LEISURE FACILITIES

N/A

BEDROOMS

All bedrooms are on first floor.

Room combinations: 1 Double and 1 Twin.

General:

- Non-feather duvets and pillows in each room
- Bed linen is Egyptian cotton.

Twin bedroom:

- Door width 78cm
- Two steps down into bedroom 11cm high, 25cm deep and 100cm wide.
- Original dark stained wood flooring with three mats with slip resistant backing.
- Two cast iron enamel framed beds – 60cm high, 92cm wide by 190cm long.
- Chest of drawers 105cm high with mirror.
- Free standing wardrobe with hanger rod at 180cm from floor level.
- 1 wooden seat without arms – 46cm seat height.
- Window seat – 40cm high.

Double Bedroom:

- Door from dining room/lounge area is 71cm wide.
- Door opens into small triangular shaped area with dark stained wood flooring and cream coloured walls..
- Two steps up to bedroom 15cm high and 30cm deep.
- Door into bedroom 66cm wide.
- Double bed 56cm high, 150cm wide and 193cm in length.
- Dressing table with mirror at 113 cm from floor.
- Wall mounted clothes hooks at 156cm from floor
- Writing desk 76cm high.
- Padded ottoman 36cm high
- Radiator seat (wood) 52cm high
- Wooden chair without arms, 47cm seat height.

- Dark stained wood flooring throughout – light coloured walls.
- Free standing lamp, writing desk lamp and dressing table lamp all operated by wall switch by door. Switches at 133cm from floor.

BATHROOMS & WC's

Ground floor W/C and shower:

- Door width 69cm
- W/C with low level flush – seat height 40cm
- Pedestal hand wash basin - 86cm with mirror at 136cm, shelf at 123cm from floor level.
- Corner shower cubicle with step over of 23cm and internal tray dimensions of approx 74cm by 74cm.
- Electric shower controls at 143cm and glider bar (lowest height setting) 138cm from floor of shower.
- Light coloured tiled floor and light coloured walls.
- Spot lighting with pull cord 139cm from floor.

Ensuite for double bedroom:

- Door opening from bedroom - width 86cm
- Step of 17cm down into small area with dark stained wood floor approx 106cm by 90cm.
- Door into ensuite – width 83cm and opening to the right.
- Further two steps down into ensuite W/C and shower – 1st step 20cm high, second step 17cm with depth of 27cm.
- W/C with low level flush and seat height of 40cm
- Pedestal hand wash basin at 86cm with shelf at 118cm, mirror at 130cm and shaver socket 170cm from floor level.
- Corner shower with step over of 24cm and maximum door opening of 40cm.
- Electric shower with controls at 134cm and glider bar (lowest setting) 118cm.

- Light coloured vinyl flooring
- Spot lights with pull cord 155cm from floor level.

Ensuite for twin bedroom:

- Door width 178cm
- W/C with low level flush
- Bath - 57cm high with integral hand rails on both sides.
- Over the bath shower/mixer taps with glider bar 130cm from base of bath on lowest setting.
- Folding shower screen
- Pedestal wash hand basin at height of 83cm with shelf at 125cm, mirror at 140cm and shaver socket 180cm from floor level.
- Cream coloured vinyl flooring, cream coloured tiles.

GROUNDS AND GARDEN

- Enclosed courtyard garden with high stone walls and comprising mainly cobbled stone (some unevenness due to nature of cobbled paving)
- Rectangular gravelled area on which patio furniture is sited: comprising wooden rectangular table 72cm high and 6 chairs with arms – seat height 41cm.
- Upper end of courtyard has a wooden bench 43cm seat height.

ADDITIONAL INFORMATION

CONTACT INFORMATION

Telephone: 01544 260695

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E-Mail: holidays@presteigne.net

Postal Address:

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FUTURE PLANS

- To install lighting and contrasting brass nosings on steps in the small areas between the double bedroom and lounge and the double bedroom and en-suite bathroom/WC.