

KINSLEY VILLA

INTRODUCTION

Our self catering cottage is a semi-detached Victorian property which retains many of the original features.

PRE-ARRIVAL

General

- Our website contains various links to additional information about Knighton 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.
- For use with satellite navigation systems or if you wish to search with other tools, the post code of the property is LD7 2AR

Bus

- The nearest bus stop is within 1000 metres.

- Regular services connect to Ludlow and Presteigne, 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 within 800 metres. Knighton station is on the “Heart of Wales” line connecting Llanelli with Craven Arms (and on to Shrewsbury).
- However, there are only four services per day in each direction.
- Collection from the station 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 1000m.
- Knighton is within the Tesco delivery area for on-line ordering. Please call if you need help to meet a delivery at the property.

ARRIVAL & CAR PARKING

- Parking space for one vehicle off road, gravelled surface situated by the side of the cottage.
- Access to property is by a path to the back garden and sunroom. The path is sloping with 2 steps 17cm high at the gateway from the street. The concrete sloped pathway continues downwards with a further 3 steps of 10cm high at the end of the path.

- Steps are covered by rubber/metal grill to prevent slippage and lead onto a level gravel pathway to sunroom entrance.

ENTRANCE AND RECEPTION

- Entry to the cottage is through inward opening double doors and 11cm step to sunroom. Single door is 78cm wide – both doors can be opened to create a total width of 156cm.
- Sunroom contains woven cane 2-seater sofa and chair. Chair is 41cm high with arms.
- Door to small hallway is 78cm. Passing space is restricted to 45cm due to positioning of furniture but chair is light and easy to move to create more space.
- Opens into small lobby with floor covered with original tiles.

LOUNGE

- Door to lounge is 78cm wide with 1cm high threshold. The lounge has a wooden floor (original wooden floor boards) and a large rug.
- Wood burning stove set on stone hearth 3cm high, 137cm wide
- 2 seater leather settee – seat height of 36cm.
- 2 wooden chairs without arms - seat height 47cm
- 1 chair with arms and seat height 30cm
- 2 chairs with arms and seat height 28cm
- 74cm high wood gate-leg table.
- Pendent light with dimmer switch and standing lamp.
- TV and DVD with remote controls.

KITCHEN

- Accessed through 94cm wide door opening.
- Kitchen is rectangular in shape with 91cm high work-top running along length of wall.

- Cupboards 131cm from floor with plate rack 147cm from floor.
- Rectangular kitchen table with legs at the corners - 95cm x 59cm and 76cm high.
- 4 wood chairs without arms - 46cm seat height.
- Front loading washing machine
- Microwave on 91cm high work-top
- Electric hob, drop down oven/grill with door opening downwards at 56cm from floor level.
- Side opening lower oven.
- Fridge freezer - highest shelf 117cm from floor.

W/C – GROUND FLOOR.

Combined bathroom and W/C

- Door width 57cm, opening into room.
- Pedestal wash basin, 77cm high
- Bath 54cm high, 130cm long with integral hand-rails on both sides of bath.
- Over the bath electric shower with controls 150cm from base of bath, 120cm from top of bath.
- Shower screen opening outwards.
- Large mirror, 120cm from floor
- Vinyl flooring

BEDROOMS

1 Double, 2 twin, (one with bunk beds)

All bedrooms have non-feather duvets and pillows and cotton/poly-cotton bed linen.

All the bedrooms are on the first floor and are accessed via stairs.

- Stairs: Covered with corded carpet.
- 12 steps, all but 1 step, wedge shaped
- Some of the curved stairs sloping slightly to one side.

- Average height of the middle part of steps is 20cm, width 5cm widening to 30cm.
- Stair rail on left side ending at 9th step.
- Stair rail at right side by the top 2 steps
- **Head clearance 200cm**
- Pendant lighting
- 170x100cm clear space on landing.

BEDROOM (TWIN)

- Wooden latch door, 71cm wide.
- Space between furniture and wall restricted to 55cm inside the door due to boxed area.
- Bunk beds, with wooden frames: upper bunk bed
- 127cm from floor, lower bunk bed is 43cm from floor.
- Carpeted

BEDROOM (DOUBLE)

- Door 67cm wide.
- Double bed, wooden base, height 49cm. 136cm x 200cm
- Access to left side of bed restricted to 30cm due to positioning of radiator and end of bed.
- Up-lighter and skylight.
- Carpeted.

BEDROOM (TWIN)

- Door wooden, latched 72cm wide
- Varnished original floorboards with large mat.
- 2 single, wooden framed beds 47cm high, 90cm wide x 190cm long.
- Large available space 210cm x 150cm approx, chair is moveable.
- Open fireplace in corner
- Pendent lighting

GROUNDS AND GARDEN

- Enclosed garden with patio area and grass.
- Large garden building.

ADDITIONAL INFORMATION

CONTACT INFORMATION

Telephone: 01544 260695

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FUTURE PLANS