

IVY HOUSE

INTRODUCTION

Our self-catering accommodation is a two storey, detached Victorian town house built in the 19th Century. We hope you find the following information useful but if you have any other queries please do not hesitate to contact us. Our full contact details are given on the last page of this statement.

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

- Luggage can be unloaded at the side of the house.
- There is a gravelled drive to the right side of the house - it is 270cm wide, generally level and at 270cm wide, can accommodate parking for one vehicle. There is a dropped kerb to the street.

- Although there are double yellow lines on the road directly outside the front of the house, on street parking is permitted on the other side of road.

ENTRANCE AND RECEPTION

Front entrance:

- The entrance at the front has a *_ high* and 9cm deep threshold including a small stone ledge of 1cm.
- The door is 78cm wide and opens from the right - weatherboard reduces clear opening to 74cm.
- Front door opens into a small lobby area with tiled floor and a secured mat
- At end of lobby is a 1/2 glazed door, width 75cm.
- Lobby opens into lounge area with corded carpet.

Back Entrance:

- From the gravelled driveway, entrance to the rear of the property is through a metal gate (74cm wide) opening onto paved area (old stone slabs).
- Entry to the kitchen is through a 78cm wide stable door with threshold 12cm high and 16cm deep.
- Door mat is flush with tiled floor.

PUBLIC AREAS – GENERAL

N/A

PUBLIC AREA - WC

- The property has a ground floor outside WC accessed by a covered walkway from the patio.
- There is a stone step 9cm high and 32cm deep
- The door is 70 cm wide with 13mm threshold.
- There are currently no grab rails inside or outside this WC
- Floor is tiled
- Toilet seat height is 43cm

- There is a small wash hand basin 80cm from floor with cold-water tap. Hot water to basin from Trinitron electric water heater located at 110cm from floor.

DINING ROOM

- This is situated in the centre of house with doors leading to and from the lounges, kitchen, stairs and under-stair storage room. As a result, circulatory space is limited.
- Large wooden table seating 7 to 10 people. Dimensions: 210cm long and 107cm wide, height 77cm, 61cm from floor to lowest point of the table (under-space).
- Wooden chairs (all without arms) 47cm high.
- Free space between table and walls is 63cm on either side.
- Moving table to end wall could create a maximum walkway space of 125cm.
- Wood-effect laminate flooring.
- Built in cupboard housing central heater/boiler controls.

LOUNGES

- Accessed through doors from dining room or lobby (widths 75cm), there are two lounge areas either side of walkway between lobby and dining room.
- Flooring is short pile corded carpet.
- Two Queen Anne style fireside chairs with arms plus matching two-seater settee that are all 46cm high.
- Two other two-seater settees (approx 41cm high)
- Wood burning fireplace with stone hearth - 130cm wide x 30cm deep, rising 6cm above floor height.
- Three wall mounted radiators.
- Lighting: 2 pendant lights plus 1 up-lighter and a small lamp

- 17" screen TV with remote control (also available are DVD and VHS Video, all with remote controls)
- Furniture is moveable and there are plenty of non-feather cushions.

SELF-CATERING KITCHEN

- Kitchen can be entered from back door (78cm wide) and from dining room through 76cm door opening with 35mm high wooden threshold.
- Wall mounted cupboards sited 146cm from floor level.
- Work top height 92cm from floor with 2 round sinks set into worktop.
- Electric hob 92cm high
- Double oven: top oven has drop down opening at 57cm high.
- Round wooden table is 79cm high with clear under-space of 73cm.
- Wooden chairs height 46cm - none with arms.
- Fridge/freezer - highest shelf 150cm, lowest freezer shelf 17 cm.
- Microwave and toaster set on 92cm high worktop.
- Floor consists of patterned tiles.
- Lighting consists of fluorescent and pendant lights.

LAUNDRY

- Laundry is accessed from outside (covered) patio area and is situated next to ground floor outside toilet.
- There is a stone step 9cm high and 32cm deep, door is 70cm wide with 13cm threshold.
- Front loading washing machine.
- 85 high washbasin with tap supplying cold water.

SHOPS

A full range of local shops is available within a short walking distance of the house.

LEISURE FACILITIES

- The house has a separate games room accessed from garden and stone patio that has an 8cm step.
- External door to Games Room door is 70cm wide with 15cm threshold opening into a small lobby containing a drinks fridge (highest shelf 122cm) set on a 92cm high worktop.
- Door to Games Room itself is 73cm wide and has a part-glass door.
- Facilities include: a half size pool table 80cm in length, 86cm table football. Dartboard placed at 150cm from floor level.
- Wall mounted TV/DVD with remote control at 168cm from floor level.
- Couch and 2 armchairs 36cm high, all of which are moveable.
- Light switches set at 120cm from floor
- Non-slip flooring which in contrast colour to walls.
- Portable electric fan heater.

BEDROOMS

- Room combinations: First Floor – 1 double, 1 twin.
Second Floor - 2 twin rooms and 1 double.

GENERAL:

- Non-feather duvets and pillows in each room.
- Bed linen is either cotton or poly-cotton.

Staircase:

- Staircase to the first floor has an original door at the base of the stairs (starting at the second step).
- Door width (taking door handle into account) is 68cm wide.
- The stair consists of 13 steps and includes 6 triangular shaped steps where the stair curves.

- Steps are 20cm high, 27cm deep and 77cm wide.
- There are currently no handrails except at the top 3 steps.
- Stairs and landing have corded carpet.

BEDROOM 1st Floor (double)

- Access is restricted to 55cm on entry due to positioning of wall and radiator.
- Four-poster bed is 194cm in length, 136cm wide and 50cm high.
- One chair without arms.

BEDROOM 1st Floor (twin)

- Door width 74cm
- 2 single beds lengths 185cm, widths 90cm and height 48cm.
- Distance between beds is 55cm.

2ND FLOOR BEDROOMS

All second floor rooms are accessed by steep, narrow, curved staircase consisting of 12 steps, width 56cm, height 92cm, and depth 20cm.

- There is a banister at top section and a handrail on the lower section on the right side.
- Stairs and landing have short pile carpet.

BEDROOM 2nd Floor (Twin)

- Door width is 72cm
- Divan beds 91cm wide and 184cm in length, height 57
- Space between beds 60cm

BEDROOM 2nd Floor (Double)

- Access restricted to 65cm width on entry due to positioning of wall.
- Double bed with wooden base, width 150cm, length 1200cm and height
- 54cm

BEDROOM 2nd Floor (Twin)

- Door width 71cm
- 2 single divan beds each 90cm wide, 190cm length and 58cm high.
- Beds are against the walls on one side
- Distance between beds is 95cm

BATHROOMS & WC's

FIRST FLOOR BATHROOM/SHOWER & WC

- All rooms have access to one shared bathroom/ WC across landing from bedrooms.
- Door width 75cm wide
- Victorian style enamelled bath located centrally in bathroom. Bath is 57cm high, 56cm wide, narrowing to 40cm wide with separate hot and cold taps.
- Cubicle shower with door with 48cm wide, rim height (step over) is 20cm and controls are at 130cm from base of shower.
- Wash hand basin installed in vanity unit 84cm high with separate hot and cold taps. Shaver point located over unit 165cm from floor.
- Toilet seat height 43cm.
- No grab rails currently in place.
- Walls have patterned tiles in contrast to vinyl flooring.
- One chair without arms.

2ND FLOOR SHOWER & WC

- Door width 71cm
- Fan shaped shower 100cm at widest point with step over ledge of 25cm
- Small wash hand basin, height 86cm
- W/C with low level flush, seat height 43cm
- Vinyl flooring.

GROUNDS AND GARDEN

- The garden is enclosed by old stonewalls, conifers and fencing at back.
- There is an 8cm step up to patio area which is slightly uneven (old stone slabs)
- Patio leads onto large lawn area with herbaceous borders.
- Patio has large wooden table 74cm in length, two benches with backs and arms and chairs with arms - all at 43cm high.
- Patio at the house end is covered, as is walkway and step up to outside toilet and laundry.
- Rotary washing line available.

ADDITIONAL INFORMATION

CONTACT INFORMATION

Telephone: **01544 260695**

07734 528571

E-Mail: holidays@presteigne.net

Postal Address:

"Ossington House"
6 Broad Street
Presteigne
Powys
LD8 2AA

FUTURE PLANS:

These include:

- Fixing a continuous hand rail on lower section of the stairs.

- Providing a hand rail on the external wall next to the door of ground floor (outside) toilet.
- Provide a hand rail by toilet in first floor bathroom.
- Providing chairs with arms and a minimum seat height 43cm in kitchen, dining area and games area.
- At the next scheduled redecoration, the need for contrasting colour schemes will be taken into account.