

Access Statement

Lantern House, 3 High St, Sherston, Wiltshire, SN16 0LH

tel +44 (0)1666 505807 mob +44 (0)7928 809624 email lanternhouse@cotswolds.plus.com



Introduction

Lantern House is a spacious 18th Century charming three storey semi-detached property built in Cotswold stone with access to the front and rear of the property through a private and secure courtyard garden. It is fitted out and equipped to a very high standard and offers extremely comfortable home from home accommodation for up to 5 adults and 2 infants/ babies.

On the ground floor the front entrance porch leads into a lounge dining room, off which there is the kitchen, utility room and rear door to the courtyard garden. The master double bedroom, nursery cot bedroom and bathroom are off the first floor landing. Single and twin bedrooms are on the second floor.

Given Lantern House is a period cottage it is inevitable that it may present a challenge for the less mobile who may rely on modern day access design and aids. It is therefore suggested that guests with mobility, visual or hearing impairments are accompanied to help ensure their safety.

If you have any queries concerning this access statement please do call or email. Contact details are provided at the end of this access statement.

Pre-Arrival

Helpful advance information including: an A-Z guide about Lantern House, booking details and confirmation request proforma, and booking conditions, may be found on the Lantern House website. Key information includes:

Booking

- Bookings / enquiries can be made via email, phone and by letter
- For the benefit of all our guest no smoking is permitted inside and no pets are allowed

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- A large print brochure can be forwarded on request

Travelling

- The nearest bus stop is a one minute walk and services go to Bath, Chippenham, Malmesbury, Norton, and Yate
- The nearest train station Kemble is 12 miles away and there are accessible taxis and local bus services
- The M4 motorway Junctions 17 and 18 are both less than a 20 minute drive away
- Heathrow is less than an hour and a half's drive and Bristol airport is about an hour's drive

Location

- The cottage is situated right in the heart of the lovely village of Sherston
- The village Post Office/ grocery shop (stocks local produce and household products) is across the road
- Within easy walking distance (couple of minutes) are two village pubs that serve excellent food, a wine shop and a large children's playground and playing field

Arrival & Car Parking Facilities

Ample free public non-reserved car parking spaces are available on both sides of a wide flat village high street with no kerbs. Guests usually are able to park within a few yards front of the cottage. At night time there is adequate street lighting to walk to the front of the cottage.

The owners would be pleased to arrange to meet the guests on arrival and provide a welcome tour of the cottage and its facilities. When this is not possible or requested, guests are provided with the code to an external key safe box located to the right of the front door. Inside the cottage is a hard

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copy of the helpful on-line A-Z guide to the cottage.

On arrival you will find a complimentary pint of fresh milk, and an initial supply of tea bags and coffee pods (for the Nespresso machine) for making a refreshing drink on arrival. For weekly breaks you will also have the opportunity to savour some delicious Duchy Originals organic biscuits.

The owners' contact phone numbers are displayed outside and inside the cottage should guests have any queries during their stay.

Entrances

The entrance to the front is the main entrance comprising a low height garden latch gate and 1500mm (60") flat path leading to the porch front door 710mm (28") wide. The front door has a 120mm (5") step to the inside porch with brush matting. The inner porch door is 760mm (30") wide.

There is also a locked side street entrance to the rear of the property through a courtyard door, which has a 180mm (7") step onto the flat paved courtyard and then two 230mm (9") steps down to the rear kitchen door 710mm (28") wide. The external courtyard light switch is located in the utility/ laundry room. The courtyard has a patio table and 6 chairs. The clothes line, waste "wheelie" bin, recycling box and wood burner logs are under the covered exit from the courtyard to the side street.

Overview of Lantern House

Lantern House comprises three floors and has the following services: mains electricity for lighting and appliances, oil fired boiler with instantaneous hot water and radiators in every room. There is good lighting throughout the cottage comprising a combination of ceiling lights, wall lights and table lamps. Torches for emergency lighting maybe found hanging beside the fire

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extinguishers located on each floor and there is also one located in the fuse board cupboard (on the wall to the right of the washing machine) in the utility room.

On the ground floor the front entrance porch opens into a spacious lounge dining room with an inglenook fire place and wood burner, with a stable door that leads into the kitchen and utility room. The kitchen stable door opens into the private courtyard garden through which there is a secure rear access entrance. Stairs lead from the lounge to the first floor landing off which the bathroom, master bedroom and nursery cot bedroom are located. Stairs from the first floor landing lead to the twin and single bedrooms on the second floor.

Please find attached a dimensioned floor plan of Lantern House (internal area approximately 120 square metres).

Details of Rooms

Lounge Diner

On the ground floor the front entrance porch inner door opens into a spacious carpeted lounge dining room with an inglenook fire place and wood burner. There are two upholstered sofas (both 2 seaters) and an upholstered armchair – all are 455mm (18”) from floor to seat. The double oak leaf dining table surface is 710mm (28”) high with 6 dining chairs 455mm (18”) from floor to seat.

Kitchen & Utility/ Laundry Room

A stable door 710mm (28”) width from the lounge into the kitchen has a 50mm (2”) step. The utility/ laundry room is off the kitchen through an open arch 685mm (27”) width up a 25mm (1”) step. The washing machine and dryer are both front loading. Both the kitchen and utility rooms have slate coloured vinyl tile flooring.

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Stairs to first floor landing

A door 760mm (30") width from the lounge opens to a carpeted stair case of 14 steps 175mm (7") high with a right hand rail. The width of the stairs is 860mm (34").

Nursery/ Cot Bedroom

The door 710mm (28") width to the Nursery is at the top of the stairs to the first floor landing. A standard size cot bed and changing table unit 915mm (36") high is in the Nursery together with an upholstered feeding chair.

Master Bedroom

The next door 710mm (28") width off the first floor landing is to the Master Bedroom. Inside there is a standard size double bed, 2 bedside tables 635mm (25") high and an upholstered armchair 430mm (17") from floor to the seat.

Bathroom

The last door 610mm (24") width off the landing leads into the Bathroom. The door maybe locked from the inside but cannot be unlocked from the outside. There is a step of 150mm (6") down from the landing onto the slate tiled bathroom floor. The white bathroom suite comprises a separate walk-in shower cubicle, roll top bath, sink 840mm (33") high and toilet 430mm (17") high. An infants toilet seat and step is provided together with a baby bath.

Stairs to second floor landing

A carpeted stair case of 14 steps 175mm (7") high leads from the first to the second floor landing. There is no hand rail for the first flight of 7 steps. The width of the stairs is 585mm (23").

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Twin Bedroom

The carpeted twin bedroom is located on the second floor and includes two standard single beds with a central bedside table 635mm (25") high. This room has a smaller than standard size entrance door width 660mm (26") and height 1500mm (60") to 1800mm (70"), and sloping ceilings with beams inside the roof apex. This means head height is restricted near the eaves and the height of the side beams are 1800mm (70").

Single Bedroom

The carpeted single bedroom is located on the second floor and includes a standard single bed with a bedside table 635mm (25") high. This room has a smaller than standard size entrance door width 660mm (26") and height 1500mm (60") to 1800mm (70"), and sloping ceilings with beams inside the roof apex. This means head height is restricted near the eaves and the height of the side beams are 1800mm (70").

Additional Information

General

- The cottage has beige colour carpet and chalk white walls
- All bed linen is cotton and the bedding is feather free
- Mobile phone reception inside the cottage is possible but the signal is not very strong
- A public telephone box is only a few yards away from the front of the cottage

Safety

- A linked smoke alarm system with an audible alarm comprises sensors with sirens on all floors
- Carbon Monoxide sensors are fitted in the utility room and lounge
- A fire extinguisher and blanket is provided in the utility room and kitchen respectively

Lantern House - holiday cottage in the Cotswolds UK

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- There are also fire extinguishers located in the main entrance porch and the 1st and 2nd floor landings
- The evacuation routes are out the front or rear door

Lantern House website

www.cotswolds.plus.com

Future Plans

Currently there are no plans for: alterations, changes to services, facilities, equipment or aids. However, please note it is intended to replace early in 2018 the flooring in the lounge and Kitchen/ utility room with traditional flagstones - they will be partly covered in the lounge with a rug/matting.

Feedback & Contact Details

We welcome your feedback to help us to continually improve. If you have any comments please get in contact.

Owners address

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Lantern House Floor Plan

