

Hop Pickers Cottage - Sleeps 4+cot - Accommodation over ground & first floor

- Parking for the cottage is approx. 22m from front door on gravel & paving slabs.
- There are two steps up to the cottage both are 1.5m wide, with one being .10m high and .45m deep. The other .08m high.
- Patio area with round plastic table .85m wide and .68m high. Four chairs with arms and seat heights of .43m, parasol and cushion pads available.
- There is one step into the cottage which is .12m high. Front door .95m wide and the keyhole lock is 1.17m outside and 1.09m inside up from ground.

The cottage is made up of 4 rooms: Open plan living/kitchen on the ground floor and two bedrooms and bathroom on the first floor.

- Open plan living/kitchen has a table with legs at each corner and is .75m wide and 1.21m long, .60m floor to lowest point of table (under space).
- Chairs (moveable) – 4 chairs with seat pads and no arms, .46m seat height.
- Two double sofas, height from floor to seat cushion .42m with one cane chair with cushions .36m high, all have arms.
- One storage heater and a wood effect gas fire in living area.
- Digital TV with teletext, DVD and remote control. Also a CD radio cassette player is provided.
- The largest free space in living area is 3m x 1.2m
- Flooring is short pile carpet in living area and Karndean vinyl tiles in kitchen.
- Kitchen work top height .94m.
- Under unit lighting.
- Oven & hob electric with drop down door to oven, height of lowest shelf .47m.
- Fridge with small freezer, highest shelf .48m.
- Microwave and toaster also provided along with washing up liquid, tea towels, dish cloth and kitchen roll.
- There is a cupboard under the stairs where the vacuum cleaner etc. are kept.
- There are 12 steps in total and wind round on themselves. The first step is .23m high with the rest at .20m. Most are .81m wide and

.24m deep. There is a rail on the left hand side as you go up and the width at the top is .84m.

- The landing has a storage heater and has a narrow section just before the bathroom where it is .54m wide.
- There is a built in cupboard on the landing.
- Door to bedroom with 2 single beds opens inwards and is .69m wide and hinged on the left as you enter.
- Single beds are 3ft wide and .49m floor to top of mattress.
- Largest free space clear of doors and furniture is 1.80m x 1m.
- Hanging space for clothes and a chest of drawers.
- Two chairs provided seat heights .43m
- Door to bedroom with double bed open inwards and is .62m wide and hinged on the right.
- Double bed provided – 4ft 6inches
- Bed height .46m floor to top of mattress. There is restricted access to the right of the bed and .37m to the left.
- Largest free space clear of doors and furniture is .44m x 1.5m.
- Sheets, duvet covers and pillow cases are cotton on all the beds.
- There is a chest of drawers in this room.
- Chair provided seat height .46m
- Door leading from landing into bathroom is .67m wide and opens inwards and hinged on the left as you enter.
- Bath height .55m with integral bath rails on both sides.
- Electric shower over bath.
- Toilet seat height .40m.
- Wash Basin is .76m from floor.
- Heated towel rail and wall mounted fan heater.
- The bathroom also has an airing cupboard.
- Free space in bathroom is 1.3m x .50m
- The stairs, landing and bedrooms have short pile carpet on the floor.
- There are two cruck beams upstairs one in the bedroom and one in bathroom restricting movement at certain points.