

Access Statement for Little Canwood House.

Introduction

Little Canwood House is a newly refurbished cottage which has been sympathetically restored to create a traditional but modern feel.

Woolhope is an exceptionally pretty and rural village in the depth of Herefordshire offering peace and tranquillity yet only 15 minutes away from the City of Hereford.

Pre-Arrival

Bookings/enquiries can be made by telephone and e-mail.

An access statement is available and can be downloaded from the website or e-mailed or faxed on request.

A plan of the cottage showing room layouts and any specific questions about dimensions or location of facilities can be marked on this plan on request.

Public transport: - Main line stations are at Hereford (approximately 8 miles) and Ledbury (approx 8 miles). Collection from these stations can be arranged and local taxi service information can be provided upon request.

A local bus runs daily from the village of Woolhope to Hereford City centre. Woolhope village centre is approximately 25/30 minutes walk and 5 minutes by car.

The nearest shop is situated in Fownhope which is approximately 4 miles. There is also a bus service between Fownhope and Woolhope. Hereford City offers a full range of shops including approximately 5 supermarkets.

There are 2 Public Houses in Woolhope approximately 2 miles away (25/30 min walk or 5 minutes by car approximately)

Groceries can be ordered from www.tesco.com or www.sainsbury.co.uk .

Arrival and car parking facilities

There is undercover parking for two vehicles and additional parking for other vehicles.

Luggage can be unloaded in the car parking area approximately 4 meters away from the door.

There is a fence between the car park area and the garden. The gate is 135 cm wide. Step down 20cm approx. Area with of paving and chippings lead to entrance door covered by stone porch. Storage area for wellingtons. 8 cm step up into kitchen. The door is approx 78cm wide.

Accommodation

GROUND FLOOR

Ceiling height in kitchen & living area is 236cm.

Flooring is tile.

Approx 215cm free space between the island and the utility part of the kitchen, 83cm distance at the narrowest sides of the island (i.e. between the cooker and between the sink). Approx 153cm free space between the island and kitchen table but this can be moved.

Kitchen table 78cm x228. Height 73cm. 8 Chairs provided.

Corner sofa, coffee table and TV with free view.

Doorway out of kitchen to hallway 86 cm.

External door to garden from hallway 76cm wide with 13cm step.

Cloakroom door 75cm.

Door to living room 85 cm.

The lounge has 3 sofas (two cream coloured with removable covers and one brown leather sofa).

Wooden flooring with rug under large coffee table

TV with free view and DVD player.

Double doors to patio area with 6 cm step down. Doorway 148 cm wide approx.

Door (88cm wide) from living room to rear patio area stepping down 12cm to chippings.

Carpeted staircase of 13 steps, 20cm high, to hardwood landing

FIRST FLOOR

Bedroom 1 – door to bedroom 75cm wide. 5ft bed x 72cm high. En suite door 67 cm wide. Tile flooring.

Step into shower 19 cm high.

Bedroom 2 – door to bedroom 66cm wide. 5ft bed x 72cm high

Bedroom 3 – door to bedroom 74cm wide. 4ft. 6in bed x 69cm high

Bedroom 4 – door to bedroom 74cm wide. 3ft bed x 68cm high with 2ft 6in bed underneath.

Bathroom – door 66cm wide. Bath height 54cm, width 68cm and length 169cm. Vinyl tile flooring.

All bedrooms are carpeted.

Full details of accommodation is available on the web site www.canwoodcottage.co.uk together with a layout plan.

Laundry

There is no separate laundry but a front loading washing machine and tumble dryer are provided in the kitchen. There is an outside washing line in garden and also one in the shed by the cottage.

Garden and grounds

There is a grassed lawn area to the front and rear of the property. There are two 14cm steps leading from the gravel and part paved area to the lawn. At the rear is a raised patio area and a raised lawn area. All of the garden area is securely fenced.

Local Information

The nearest shop is in Fownhope village (approximately 4 miles).
Local taxi company Blue Line 01432 263000