

# **Bramley Cottage Access Statement**

## **Introduction**

Bramley Cottage was converted to a luxury self catering cottage in 2005 and is located in the grounds of the owners property. It is set in its own enclosed south facing garden with patio.

Pencoyd is a small peaceful hamlet, only 5 miles from Ross on Wye and near to the Cathedral town of Hereford.

We have tried to provide as much information as possible in this statement, but if you have any further queries, please call. We look forward to welcoming you to Bramley Cottage.

## **Pre-Arrival**

We have our own website, and a colour brochure can be provided on request.

Bookings and enquiries can be made by telephone and email.

Payment is by cheque (unless it is very short notice, when cash on arrival may be requested).

Guests would be advised to travel by car, as public transport is very limited (the nearest bus stop is on the main road (A49) - approx 2 miles away)

## **Arrival and Car Parking Facilities**

There is off street parking for two cars

As a rule we are on site to welcome our guests and answer any questions they may have. However, if this is not possible, we will make arrangements for key collection.

Should guests arrive after dark the outside lighting of the cottage is on a remote sensor.

The cottage is accessed via a gate to the left of the building which 108 wide (though this narrows to an entrance of 90cm. This brings you to the Patio and the front door is on your left. The front door is a double door of 80cm + 47cm wide with a step into the cottage of 12cm

## **Accommodation**

The cottage is made up of 5 rooms. On the ground floor are the two bedrooms, a twin and a double, and a toilet all are fully carpeted, except the toilet which has non slip lino flooring. The first floor accommodates the open plan kitchen/dining/living room. The Bathroom is also on the first floor. All bed linen and towels are provided. The bed linen is 100% cotton.

The cottage is fully centrally heated and has constant hot water.

## **Ground Floor:**

On entering the cottage you will arrive in the hall which is fully wood effect flooring. The doors to the bedrooms and toilet are all 74cm wide and open in towards the rooms. The utility cupboard is situated in the hall which houses the Hoover, iron and general cleaning utensils.

**Bedroom 1:** This is a twin bedroom, with two single beds which are 68cm high. A four drawer chest of drawers is between the beds, which accommodates the bedside lights. There is also a wardrobe, with drawer under and a “campaign” dressing table, which can be removed to accommodate a cot. (a travel cot can be provided on request. There is also available a child's bed safety rail). There is limited height at the end of one of the beds where there is a “directors chair”. The largest free space is 110cm x 200cm.



**Bedroom 2:** King size bed with “half tester” effect furnishing. A four drawer chest of drawers and matching wardrobe. Cloth covered bedside tables either side of the bed with cream bedside lights. The bed is 61cm high and 150cm wide. There is ample space either side of the bed, The space from the end of the bed to the wall is 95cm.

From the hall there are 12 Stairs of 18cm h x 24cm deep x 90cm wide to the first floor – there is a hand rail on the left of the stairs at a height of 96cm. This opens out to the living area which has wood effect flooring and with various rugs.

The Kitchen incorporates an electric oven (with drop down door) and hob, with cooker hood and lighting. There is an under counter fridge with a small freezer. A washing machine with integral tumble dryer and a dishwasher. Also microwave, toaster and food processor. The units are 90cm high.

## **Living Area:**

The oak dining table is 152cm long x 90cm wide x...73cm high, but can extend to seat 10 easily. (Please ask if you require extra plates/chairs etc). The oak side board has 4 drawers and 2 cupboards.

There are two sofas, a two and a three seater, situated around an oak coffee table. The TV is on a corner unit, which has a cupboard under with various games. The TV has Freeview, and there is a dvd player, also a cd/radio. There is also a good selection of CDs, DVDs and books.



There are leaflets to the local attractions and various maps, guides and walking books.

## **The Bathroom:**

The door is 74cm wide and opens into the bathroom.

Incorporates a sink with over mirror with vanity light and a shelf. The Bath is “d” shaped, With an electric shower and curved shower screen over. The bath is 170cm long x 54cm high and the width at the widest part is 88cm. There is also a toilet

## **The Garden.**



The patio has a table with four chairs (the seat pads and umbrella are kept in the cottage) and a charcoal barbeque. There are 2 steps up (12cm high x 30cm and 6 cm high x 20cm) to a grass lawn. The garden is securely fenced.

There is a rotary washing line.

## **Local Information**

Our nearest store in Peterstow 3 miles away.

There is also a very good farm shop at Pengethley 2 miles away.

Taxi: Blue Line Taxis

Hereford Station: General rail enquiries 08457484950

Bus enquiries – Hereford 0870 6082608

There are local guides in the cottage, maps of the local towns and OS maps. There are also plenty of leaflets as a guide to all the local attractions.

## **Contact Information:**

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