

Access Statement for Orchard Cottage, Strefford

Introduction

Orchard Cottage is a traditional rendered stone built detached cottage, within the grounds of Strefford House, in the small hamlet of Strefford, South Shropshire. It is 1/4 mile from the A49 trunk road, approached via a narrow country lane and 50 metre long slightly sloping gravel drive with good vehicular access.

Pre-Arrival

- The cottage is listed on two websites, with full details of the facilities in the cottage and pictures of the principal rooms. A brochure is also available on request with a floor plan.
- Bookings and enquires can be made directly from the website, via email, by telephone and by letter.
- All guests are provided with written directions to the cottage and the terms of business. These are available in large font if required.
- The nearest regular bus service is the 435 service from Ludlow to Shrewsbury. It stops 1/4 mile away on the A49 if requested. It runs from early morning to late afternoon every one to one & a half hours Monday to Friday and every two hours on Saturday. The full timetable can be found at www.minsterley-motors.co.uk. There is also a “dial a bus” service available from the end of the drive.
- Craven Arms railway station is 2 miles away, whilst Church Stretton railway station, with a better service, is 5 miles away.
- The nearest RADAR toilet is on Shrewsbury Road in Craven Arms - 2 miles away.

Arrival & Car Parking Facilities

- There is parking for up to two cars immediately outside the front door of the cottage (within 5 metres),
- There is a slightly downward sloping 1/4 mile walk from the nearest bus stop to the entrance drive of the cottage.
- The entrance drive slopes slightly upwards towards the cottage whilst the immediate approach is level with gravel and concrete paths.
- There is a very low (2cm) step into the cottage.

Main Entrance

- The key to the cottage is issued to guests at the cottage on arrival.
- The door is 193 X 70 cm, hinged on the left with the keyhole at 80cms high on the right.
- The step into the cottage is just 2cms high, with a second step of 3cms just inside the door.
- The door opens outwards from the kitchen area.
- There is a light switch on the left hand side of the door.

Kitchen

- The cottage entrance leads into the kitchen area.
- Immediately to the left is an access door to the rest of the cottage, measuring 200 X 75 cm.
- To the right of the entrance is a small “flip top” rubbish bin.
- Beyond the access door, mounted on the left wall, is a panel heater.
- There is a sliding temperature thermostat and an “on-off” button on the right side of the top of the heater (at 60 cm high).
- Beyond the heater, against the left hand wall, is a rectangular kitchen table measuring, 120 X 75 cm, with four dining chairs. Two further chairs are available upon request.
- Beyond the table, mounted against the far wall is a pre-set storage radiator.

- To the right of the radiator are, respectively:-

French windows (measuring 196 X 89 cm) giving access to the patio and garden. There is a 9 cm high threshold step.

A free-standing fridge-freezer, with the freezer at the top.

A 35 cm wide gap, giving access to a cupboard containing cleaning utensils and shelves at 158 and 184 cm high with saucepans/frying pans.

- From left to right along the right hand wall are, respectively:-

An electric cooker with four traditional rings at 90 cm high, a grill with a “drop down” door handle at 82 cm high, and a side opening oven with a door handle at 50 cm high on the right hand side. The cooker controls are above and behind the boiling rings.

Work surfaces (92 cm high), with electric sockets on the wall behind, supporting a knife block, a toaster, kitchen utensil pot, a bread bin, electric kettle and microwave. Above and below the surfaces are cupboards containing crockery, glasses and kitchen utensils with space for guests' provisions.

- A front loading washing machine is situated approximately under the centre of the work surfaces.
- Along the wall running to the right of the entrance door is a sink, with cupboards containing cleaning materials under, and drainer with cutlery drawers under.
- The kitchen has vinyl flooring with two loose mats. (With the exception of the bathroom, all other areas of the cottage are carpeted.)

Hall & Utility Area

- Beyond the door from the kitchen is a small hallway (135X85 cm).
- To the left, and behind the open door, is a small utility area (door 180 X 56 cm). There is a cord light switch to the right of this area.
- The area contains a small tumble dryer which is vented by placing its rear hose through the window to the left. It also has coat hooks at 175 cm high on the right hand wall; and a shelf on the rear wall (at 125 cm high above the tumble dryer) with a fire extinguisher, torch & spare light bulbs upon it.
- At 220 cm high on the back wall there is a “trip fuse” board.
- To the right of the hallway is the staircase with 14 stairs and a 90 degree left turn at stairs 8,9 &10. The light switch is on the left at the bottom of the stairs. The handrail is on the right. Minimum head clearance is 185 cm.
- Opposite the door from the kitchen is the door to the sitting room which measures 204 X74 cm.

Sitting room

- To the left of the door is the light switch and, against the wall, is a bookcase with a standard lamp and an armchair in front of it.
- In front of the armchair and to the left, under the window, is a coffee table, measuring 50 cm high X 60 cm in diameter. On this table is the “Welcome Folder” for the cottage with all the details about the cottage and surrounding area within it. The contents can be summarised verbally for guest upon arrival.
- Beyond the coffee table, on a stand, is a TV with a video recorder below. The TV has a DVD player slot on the upper left hand side.
- To the right of the TV and along the far wall is a nest of tables (with a lamp upon it), the open fire and a tall welsh dresser. The surface of the dresser has a mini hi-fi system on it. The drawers below contain maps, guide books and a small sewing kit. The cupboards below contain a selection of games.
- On the right hand wall, next to a second window, is a pre-set storage radiator. In front of the radiator is a two seater settee.
- Along the near wall to the right of the door is another pre set radiator. Beyond this is a cupboard containing a vacuum cleaner, fan, fan heater, parasol and cushions for the patio furniture.
- In front of the radiator is an armchair and a second standard lamp.

Bedrooms

- At the top of the stairs is a small landing.
 - To the right is a wall mounted panel heater of exactly the same type as in the kitchen.
 - To the immediate left is the door to bedroom one. Immediately beyond this is the door to bedroom 2. Both measure 196 X72 cm.
 - Bedroom 1 has a small hanging space, to the left and behind the door as you enter, and a light switch to the right.
 - A further panel heater is to the right beyond the light switch.
 - Beyond the hanging space the room opens out and contains two 3ft single beds along the left and right hand walls respectively, with a gap of 65 cm between them.
 - At the end of the room, between the head ends of the beds and under the window is a low table with two bedside lights on it.
 - On the near wall, to the left, 80 cm from the corner of the hanging space, is the immersion heater timer. This is pre-set but has a boost button at 140 cm high which can be pressed to give 1 hour of extra heating as required.
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- Bedroom 2 has a light switch on the left hand wall as you enter and below this is another wall mounted panel heater.
 - 170 cm from the door and running across the room is a 4ft 6ins double bed with the headboard against the left wall, and bedside tables with lamps on either side.
 - At the foot of the bed is a gap of 40 cm from the right hand wall.
 - In the far right hand corner of the room is a small hanging area with a fire extinguisher on the shelf above (170 cm high).
 - Against the wall to the right of the entrance door is a dressing table.

Bathroom

- The door to the bathroom measures 196 X 72 cm and is opposite the top of the stairs.
- To the left of the door are two pull cords for the light and overbath electric shower respectively.
- Also to the left is the bath, with the taps and shower at the far end.
- At the far end of the room, to the right of the bath, is the wc with a seat 43 cm high.
- To the right of the door is the washbasin with a mirrored cupboard and shaver light above.
- Above the door is a wall mounted fan heater with pull cord switch at 200 cm high.
- The free floor area in the bathroom is 120 by 70 cm.
- The flooring is vinyl.

Outside

- Immediately outside the French doors in the kitchen is a patio area, measuring 400 by 270 cm. From April to October there is a round patio table with four chairs on the patio.
- To the left and right of the patio are flowerbeds.
- Beyond the patio area is a lawn with a hedge running down the left hand side and a shrub border running down the right hand side. There are trees and a stone wall at the far end. The garden is 0.6 of an acre in size.
- At the end of the cottage building, to the right of the entrance door, is a log store containing supplies for the open fire and a portable barbeque.
- In front of the log store, also to the right of the cottage entrance door are three rubbish bins. The grey left hand bin is for guests' use.

Additional Information

- One well behaved pet is welcome. Pets are not allowed upstairs, must not foul the cottage gardens and must be kept on a lead in the immediate vicinity of the cottage as it is situated next to a livestock farm.
- The farm next door has cowsheds and sheep pens, so some animal noise is inevitable at certain times of the year. However, this is not normally intrusive. Tractors are also in use occasionally.
- Mobile telephone reception is generally reasonable. The nearest public telephone is about 1/2 mile away.
- The owners are usually available next door to assist if required and, when at home, their telephone is available for urgent use. The owners can be contacted via mobile telephone when away.
- Availability: All year.

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Future Plans

- To date, all profit has been invested in improvements to the cottage, including refurbishment of the bathroom and downstairs rooms, providing new furniture and installing double glazing. Future plans, as rental income allows, include replacement of the cooker, refurbishment of the bedrooms and replacement of kitchen units.

We welcome your feedback to help us continually improve. If you have any comments please phone 01588 673340 or email john@streffordhouse.plus.com