

Access Statement - Laverick Steps

Introduction

2 Laverick Steps is a Grade II Listed Building which has undergone extensive refurbishment. A great deal of effort has gone into making it a 4 star year round holiday home. **All work is fully compliant with UK Building regulations.** The property is accessed externally and internally by steep stairs and is not suitable for those with limited mobility.

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

Pre-Arrival

Bookings/enquiries can be made via email, phone or the website. The property is a 5 minute walk from the bus and train station where a taxi rank and supermarket is also located.

Arrival & Car Parking Facilities

Unrestricted parking is available on Church Street and there are Pay & Display car parks (nearest located approx 100 metres away). Weekly parking permits are available from the Tourist Information Centre. The entrance is at first floor level via steep steps from the street (door hinged on the left). The cottage has three storeys. We have easy access key safes and an information pack on the property and area.

Entrance and Ground Floor

This property is accessed by a right of way comprising 10 steep steps, height of each step 24cm. A metal handrail is located on the left. There is an outside sensor light at the top of the steps. The door is 73cm wide and the door handle and key hole are both 92cm high. The door opens into a small entrance area which directly enters the kitchen/dining area.

General Internal

Kitchen/Diner tiled in porcelain, bathroom tiled in form of marble and Bedroom and Staircase all carpeted Original single glazed sash windows in kitchen and bathroom are upward sliding sash with flick screw opener. Attic bedroom has all double glazed windows, 3 which are horizontal sliding to open, and one which is upward sliding with catch to hold open.

Smoke alarm and emergency lighting fitted in bedroom and on staircase
Fire extinguisher and blanket fitted in kitchen area Good contrast between floor, walls, woodwork and other surfaces.

Kitchen/Dining Area

A 'church pew' bench and pine dining table are located in the left hand corner with padded cushions. Two 'boudoir style' small armchairs also provided

Work top height 94cm

Fridge with small freezer available, highest shelf in fridge 57cm

Oven door is below work top and shelves are adjustable

Hob at work top height

Sink at work top height with under cupboards and lever taps

Microwave on work top surface

Appliances all in good working order

Good range of food preparation tools and oven dishes and pans

The area is lit by one central light, an entrance light and 2 lamps are available

An under-stairs cupboard contains cleaning equipment

Small TV.

Laundry

There is no washing machine in the property but basic drying facilities are provided. A chargeable 24 hour laundry service is available. Additionally a laundrette is located a 10 min walk or short drive away.

Staircase

A traditional steep winding staircase with 12 steps in total to the first landing.

Height of steps is 20cm

Door width 64cm

The staircase has a handrail on the right and leads a landing with banister width 53cm and a door to the bathroom

Winding stairs, 10 steps of 20cm height) continue, via a door width 57cm, to the attic bedroom. The handrail is on the left hand side

A two way lighting system is provided on the staircase.

Bathroom & WC

Door width 62cm

Luxury P Bath with non slip flexible shower

Free space in bathroom is 2 metres 70cm by 2 metres 50cm

Toilet seat height 42cm

Space to right and left of toilet is 43cm and 48cm

Wall mirror 1 metre 60cm by 94cm

Shaver points.

Bedroom

Pitched roof attic with two dormer windows

Double bed provided – 4ft 6” wide

Non feather duvets and pillows

Sheets, duvet covers and pillow cases are cotton

Largest transfer space available to left or right of bed is 1 metre 8cm

Largest free space clear of doors and furniture is 3 metres 70cm by 1 metre 55cm

A two way lighting system with 2 additional bedside lamps

2 bedside cabinets, dressing table with mirror, stool and hanging rail

LCD TV with integrated IPOD, DVD, CD, Free view channels and digital radio

1 nursing chair and 1 Lloyd Loom chair.

Additional Information

There are no grounds or gardens to the property

The cottage is non smoking throughout

For small children a cot, high chair, booster seat, safety gate and baby bath are available on request (cot bedding not supplied)

Pets are not allowed

Information folder is produced in size 12 font.

Contact Information

Telephone: 07837077957

Website: www.bellislandcottages.co.uk.

Hours of operation: 8.00am– 10.00pm.