

Access Statement

Newbridge Farm Cottages

Both cottages are approached from the farmyard. Luggage can be unloaded outside the cottages. Parking is directly outside each cottage with plenty of room for more than one vehicle. Access is via a flat concreted yard with large chippings directly outside the back door of each cottage. There is no public transport but there are various car hire firms and taxis in the area if required. As it is a good area for cycling we have a secure area for storing cycles and fishing equipment. Access to the rivers is along flat fields and at some river stretches vehicles can be parked quite near.

Laundry Room

- Steps 200mm x 980mm x 10 - door 750mm
- Standard size washing machine and tumble drier.
- Electric slot meter 860mm from floor level
- Standard size sink unit with drainer

Games Room

- Entrance via laundry room – door width 750mm
- Regular pool table and dart board
- Wooden bench seating

The owners live on site and are available to assist whenever possible.

Vyrnwy Cottage

- Entrance step up to doorway. Doorway 750mm wide.
- Open plan kitchen/dining area
- Large lounge with 3 seater sofa and 2 arm chairs.
- Access to rear garden from lounge through patio doors. Step down.
- Kitchen entrance 750mm. Worktop height 920mm. Drop down over door.
- Two bedrooms via one flight of stairs (10 Steps) with landing and banister on left.

- Upstairs bathroom has 750mm wide door, bath height 600mm with flexible shower over. Toilet height 410mm
- Bedrooms – two twin bedded rooms.
- Non-feather pillows and duvets with poly-cotton covers and sheets.
- Remote control TV, video and DVD.
- Light switchers and power points at a sensible height.
- Mobile phone reception reasonable.
- Wi-Fi available.

Banwy Cottage

- Entrance step up to doorway. Doorway 750mm wide.
- Lounge/dining area.
- Large lounge with 3 seater sofa and 1 arm chair.
- Access to rear garden from lounge through patio doors. Step down.
- Kitchen entrance 750mm. Worktop height 920mm. Drop down over door.
- One bedroom via one flight of stairs (10 Steps) with landing and banister on left.
- Upstairs bathroom has 750mm wide door, bath height 600mm with flexible shower over. Toilet height 410mm
- Bedroom – one twin bedded room.
- Non-feather pillows and duvets with poly-cotton covers and sheets.
- Remote control TV and Video.
- Light switchers and power points at a sensible height.
- Mobile phone reception reasonable.
- Wi-Fi available.