

# LODGE NO.2 - ACCESS STATEMENT

## INTRODUCTION

Our self-catering lodge is all ground level with no internal steps and we have provided as much information as possible. Please contact us on 01283 763777 or 01283 480515 if you have any queries. Alternatively try mobile number 07840 742323.

## PRE-ARRIVAL

- We have a website: [www.shortheathwater.co.uk](http://www.shortheathwater.co.uk)
- Booking can be made by e-mail or telephone
- The nearest train station is approx. 8 miles (Burton), there are accessible taxis available. The nearest bus stop is approx. 0.5 mile
- The nearest shop is 0.5 mile away. Well stocked small Co-op.
- Cars can be unloaded immediately by the lodge door

## ARRIVAL & CAR PARK FACILITIES

The entrance from the road is down a tarmac drive, the lodge is situated on the right of the drive. Double gates lead to a car park area of gravel chippings which leads to the side access door.

## ENTRANCE

There is 5inch step over the threshold which leads into the open plan main reception area of the lodge. The door is 30 inches wide and hinged on the right leading to a wide hall. The keyhole is 43 inches high. The floor is laminate and the area is open plan consisting of dining area, kitchen and lounge. An information folder and instruction manuals for all appliances is on the bookcase in the lounge area.

## ROOMS LEADING OFF THE MAIN AREA

First door on the right 28 inches wide, hinged on the left leads into the twin bedroom. The flooring is carpet. Non feather duvets and pillows are supplied and sheets duvet covers and pillowcases are cotton. Bedside lamps are situated on the wall above each standard size single bed. Both single beds are against walls and have a large transfer space to one side of the bed. A hairdryer is hung on the wall 56 inches high, adjacent to a wall mirror. On the opposite wall as you enter the bedroom there is a door 28 inches wide leading to the en-suite shower room and w.c.

Second door on the right 28 inches wide, hinged on the right leads to the double bedroom.

The flooring is carpet. Non feather duvets and pillows are supplied and sheets duvet covers and pillowcases are cotton. Bedside lamps are situated on the wall on each side of a standard size double bed 26 inches high. Transfer space available to the left or right of the bed is 44 inches and the bed is movable if more space is required to one side. Largest free space clear of doors or furniture is 44 inches. A hairdryer is hung on the wall 60 inches high. On the opposite wall as you enter the bedroom there is a door 28 inches wide leading to the en-suite shower room & w.c.

## EN-SUITES (both same dimensions)

The flooring is laminate and the walk in shower has a step up of 5 inches. The vanity unit sink is 37 inches high with a mirrored cabinet above 50 inches high, handles on base cupboard of twin opening doors. Adjacent to this is a tall storage cupboard with 2 cupboards and 2 centre drawers. The shaver point is 65 inches high. The toilet is 17 inches high and there is a free space of 43 x 43 inches.

## KITCHEN AREA

This is fully fitted with a free standing table & chairs. A worktop of 35 inches high runs around 3 sides of the kitchen. The floor is laminate. The room is evenly lit with spotlights and there is good contrast between floors, cupboards, work surfaces and walls. A fridge with ice box is situated under the worktop. The electric oven is low level with a drop down door with a lowest shelf of 13 inches high and the electric hob is fitted into the worktop with controls on the right hand side. The sink is 35 inches high.

## DINING AREA

The rectangle wooden dining table has four corner legs, with four wooden seat chairs with no arms.

## LOUNGE AREA

Flooring in the lounge is laminate with a large short pile carpet square over. Seating furniture is leather consisting of one 3 seater sofa and two chairs. Smart television and DVD player both have remote controls. Wall mounted electric fire with remote control. Two coffee tables are adjacent to seating and a bookcase in the corner of the room. A movable reading light is available to plug in where desired.

French doors (2 x 31 inches wide) with a small threshold step over of 4 inches leading onto a decking area approximately 17.5ft x 11.5ft with railings 39 inches high. A step down from the decking (7 inches high) leads onto a gravel area and access to the front and the side of the lodge. Patio table and chairs are on the decking. A gas BBQ is available on request.

## OUTSIDE AREA

Consists of gravel areas (parking), gravel pathway around the outside of the lodge which leads to a rotary clothes line and a laundry shed with a 6 inch threshold step and hinges on the right hand side of a 28 inch door. Laundry facilities consist of a front loading washing machine and front loading tumble dryer.

## FIRE DETECTION

There is a smoke detector in the main reception area (mains with battery backup, batteries checked regularly), a fire blanket adjacent to the cooker in the kitchen and a multipurpose fire extinguisher on the opposite end panel of the kitchen. All guests are advised of fire risks and safety. All windows can be opened for means of escape.

We welcome any feedback and are open to suggestions.

We are here to help and hope you enjoy your stay with us.

## GENERAL INFORMATION

- If you require any assistance at any time, the **owners' telephone numbers is provided when on arrival, alternatively the house is on site adjacent to the bistro.**
- There is limited mobile phone reception in the area depending on your network.
- Wi-fi access is available free of charge.
- Fishing is available on site for a daily peg fee. The lake can be fished from 6am until 9pm and some bait is available to purchase on site.
- Lakeside Bistro is open Mon – Sun from 9 – 4pm (3pm in Winter) and on Friday and Saturday evenings from 6.15pm. Serving breakfasts, lunches, coffees, afternoon teas, Sunday lunch and delicious evening meals. Booking advisable for Sunday lunch and evenings. The bistro provides both indoor and outdoor seating areas overlooking the lake.