

Access Statement For Iona Cottage, Bath

Introduction

Iona Cottage is a stunning 16th Century grade 2 listed stone cottage located in the picturesque village of Limpley Stoke on the outskirts of Bath. Originally built as an alehouse for the workers building the viaduct.

Pre-Arrival

Iona Cottage is located just off the A36 along a narrow lane on the right of the Rose & Crown public house. Iona Cottage is not ideally suited to those without a car.

- We have an extensive website www.bath-cottages.co.uk, with diagrams of the floor/room layouts and pictures of all the rooms.
- Bookings/enquiries can be made directly from the website via email, telephone or by letter.
- Current availability is shown on our website, as well as other sites including visitbath.co.uk, visitbristol.co.uk, thermaebathspa.com, visitsouthwestnow.com & visitlondon.com.
- Directions to the property can be viewed and printed from the website and all guests are sent specific directions to Iona Cottage with their written confirmation.
- The nearest bus stop is 1 mile away by the Viaduct Hotel on the A36.
- The nearest railway station is Freshford, which is less than 1 mile.
- The nearest shops are in Winsley, Bradford-on-Avon and Bath.
- We are unable to accommodate animals.
- We do not permit smoking in the property.

Arrival & Car Parking Facilities

- Our preferred arrival time is 3pm
- On-site parking is directly in front of the double garage with enough space for two cars.
- The on-site parking has a tarmac surface.
- In the event of us not being there to meet your key collection arrangements will be sent to you along with the cottage directions.

Main Entrance & Reception

- The garden entrance is to the left of the double garage with a paved path that will take you to the main entrance. 173cm in front of the main entrance there is a step down 18cm.
- The front door is 83cm x 167cm with the hinge on the left. The keyhole is 84cm high. This door opens into a porch area with a low ceiling in some parts 168cm.
- The porch area has another door 82cm x 166cm with the hinge on the right which is kept open leading with two steps down 18cm & 16cm into a tiny hall area with a light switch immediately on your left. This area then leads into the kitchen.
- Quarry tiles cover the whole of the kitchen with a large rug in the dining area.

Dining room & Lounges

- The dining table is located in the kitchen – a rectangular table 183cm x 90 with six wooden chairs (two with arms) with padded seats. Good access on three sides.
- Opening from hall to the kitchen/dining room is 90cm x 184cm and to the right is the fire extinguisher.
- The door from the kitchen to the lounge is 81cm x 185cm.
- The lounge is 4.42 x 3.73m and has a ceiling height of 211cm
- The carpet in the lounge is 80% wool short pile.
- To the right of the door are a two-seater settee and an armchair with a coffee table in the corner.
- To the left is a fireside chair with a small coffee table.
- There is a flat screen TV with remote control and CD player/radio.
- There is a fireguard in front of the wood burner.
- Access to the upper floor is by a steep wooden spiral staircase. Please take care when using these stairs.

Laundry

- There is a front-loading washing machine 84cm high x 60cm wide kept in the little shed in the garden. Access is by a wooden door 67cm x 168cm.
- There is a rotary clothesline available, which is kept in the study/garage.

Outdoor facilities

- The cottage garden is at the front of the cottage. Exiting from the front door, there is a paved path leading to a patio and garden area with a wooden rectangular table and four wooden chairs.
- There is one step (18cm) up to the patio area 270cm x 350cm.
- There is a large sun umbrella stored in the garage.
- The freezer is stored in the garage.
- The wheelie and recycling bins are kept outside the double garage.
- The logs are stored by the water but.
- There is one step down to the shed housing the washing machine and one step up to the second garden gate, which opens onto the lane.

Bedrooms

Access to the first floor is by a wooden staircase from the lounge. The staircase is 70-80cm wide and has 12 steps. At the top of the stairs is a small hallway with wooden floor. The bathroom is on the right; the second bedroom directly in front of you and the main bedroom is through a passageway with cupboards storing towels, boiler, hairdryer and iron.

Bedroom 1

- Doorway 67cm x 183cm. Carpeted with a cream, very short pile wool mix carpet.
- Left of doorway mounted on the wall is the heating & hot water switch. Height 140cm.
- There is a 5ft king-size bed.
- There are bedside tables with reading lamps either side of the bed. One with a clock/radio alarm
- Space to left of bed is 93cm.
- Space to right of bed is 164cm.
- All bedding is cotton/polyester with non feather pillows and quilt
- There are five fitted wooden wardrobes with hanging space and a chest of draws in the bottom section.
- There is a trouser press in the double wardrobe.
- There is a wooden dressing table with over halogen lamp, wooden mirror and stool.
- There is a full-length mirror on the wall.

Bedroom 2

- Door 72cm x 183cm hinged on the right, carpeted with a beige, short pile wool mix carpet.
- There are two 3ft single beds.
- There is one bedside table in the middle of the beds with a reading lamp.
- There is limited space around the beds.
- All bedding is cotton/polyester with non-feather pillows and quilt.
- There is a double fitted wooden wardrobe with hanging space and a chest of draws in the bottom section.

Bathroom & WC

- Door 71cm x 193cm, hinged on the right.
- Light wooden flooring.
- Walk-in Matki glass shower cubicle with power shower. Non-slip rubber shower mat also used in the bath.
- Large bath 58cm high, 180cm long and 80cm wide.
- Toilet seat height is 40cm.
- Sink height is 81cm.
- Distance to the left of the toilet is 30cm.
- Distance to the right of the toilet is 30cm.
- Free floor space is 202cm x 157cm.
- Chrome towel rail fixed to wall.
- Chrome mirror fixed to wall.
- Chrome two tier towel holder fixed to wall.

Kitchen

- The kitchen has 2 doors leading into it.
- Access from main entrance is 83cm x 167cm.
- Access to the lounge is 81cm x 185cm.
- The floor is covered with quarry tiles with a large rug in the dining area.
- Double oven is 77cm high. Lowest oven is 48cm high with overhead extractor fan.
- Two larder fridges each 85cm high.
- The microwave is housed in the cupboard under the work surface.
- The work surface is 88cm high and 64cm deep.
- The halogen hob is 58cm high.
- A central unit is 88cm high, 57cm wide and 123cm long.
- Spotlights and various wall lights and one central light over the dining table light the kitchen.

Additional Information

- Mobile phone reception is quite limited.
- An information folder is available.
- Leaflets of places of interest, restaurants and local attractions provided.
- Accredited by Visit Britain as Four Stars.

Contact Information

- Address: Mr David & Mrs Karen White – Woodside House, Blackawton, Totnes, DEVON. TQ9 7BL
- Telephone: 01803 712863
- Email: dv.c.white@googlemail.com
- Website: www.bath-cottages.co.uk
- Hours of operation: Open all year.
- Emergency number: 07762546764

Future Plans

- Website is in the process of being updated.

We welcome your feedback to help us continuously improve if you have any comments please phone 01803 712863 or E mail: dv.c.white@googlemail.com. Alternatively you can write to us at our home address above.