

# Chilvers



## ACCESS STATEMENT FOR CHILVERS HOLIDAY COTTAGE

### INTRODUCTION

Chilvers is a Victorian end terrace cottage, on three floors, with three bedrooms. It is situated on the sea side of the main road through the village of Brancaster Staithe.

### PRE-ARRIVAL

Chilvers is advertised on [www.chilverscosycottage.co.uk](http://www.chilverscosycottage.co.uk), [www.norfolkhideaways.co.uk](http://www.norfolkhideaways.co.uk), and the Visit Britain website.

Bookings can be made by email through the websites, by telephone or by letter.

The nearest bus stop is 85 metres (93 yds) from the cottage, which is served by the Coast Hopper bus.

The nearest train stations are at Kings Lynn and Sheringham, which are both 25 miles away. The Coast Hopper bus links up with both.

### ARRIVAL AND CAR PARKING FACILITIES

Guests are requested to arrive after 4 pm on the Saturday of their residency.

There is car parking for one car at the front of the property. It is a gravel surface on a slight slope measuring 3.72 m (12' 2") by 7.20 m (23' 7"). There is an 20 cm (8") step down from the drive to the path at the front of the house.

### MAIN ENTRANCE

The main entrance is the front door. It is 79 cm (2' 7") wide and 180 cm (5' 10") high. The keyhole is 99 cm (39") high. It is hinged on the right and has a 14 cm (5") threshold. The front door opens into the lounge.

### LOUNGE

The lounge measures 4.5 m (14' 11) by 3 m (10') with a bay window.

It is heated by Dimplex oil-filled radiators and has an open fire suitable for burning coal and wood. A fire guard is supplied.

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The room is lit by an overhead ceiling light, supplemented by a freestanding uplight.

The floor is sanded and varnished wood with a central woollen rug and a runner.

Furnishing consists of 2 sofas, a wicker chair and a rocking chair, a coffee table and a table for the TV and DVD player.

The free space is no more than 2 square metres (18 sq ft) in any single area.

## DINING ROOM

The door between the sitting room and the dining room is 70 cm wide (27").

The room measures 2.97 m (9' 9") by 3.7 m (12' 3") with a window overlooking the access to the rear of the property and the garden and sea beyond. There is a fireplace, which is not currently in use.

It is heated by a Dimplex oil-filled radiator.

It is lit by an overhead ceiling light and a floor light.

There is a smoke alarm.

The floor is sanded and varnished wood.

It is furnished with a dining room table and leather seated chairs to seat 6. The table extends and there are 2 additional folding chairs in one of the bedrooms and the bathroom. A high chair is also supplied. A DVD player with a docking station stands on a small table.

The cupboard under the stairs houses the vacuum cleaner, ironing board and other household equipment as well as providing storage for coats and shoes. There is another small cupboard next to the chimney breast containing books, games and leaflets on local facilities and attractions.

Free space amounts to no single space larger than 1.6 sq metres (14 sq feet)

## SELF-CATERING KITCHEN

The door from between the dining room and kitchen is 70 cm (27") wide. There is a 20 cm (8") step down into the kitchen.

The kitchen measures 2.4 m (7' 10") by 2.7 m (9').

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On the left of the door from the dining room are wall and floor mounted cupboards 90 cm (35") high, which contain crockery and cooking utensils for 6 people with spares.

Between the higher and lower cupboards is a work top 144 cm (56") long by 60 cm (2') wide that holds a breadbin, toaster and kettle.

On the end wall is a Lamona electric hob and oven with 117 cm (46") of worktop.

The wall opposite the door has 214 cm (84") of worktop with a sink and draining board in front of the window and a 139 cm (54") high fridge freezer at the end of the worktop, which is sat on a 13 cm (5") plinth. A washing machine and slimline dishwasher are under the worktop and a microwave on top.

The back door is 79 cm (31") wide.

## UPSTAIRS

Behind a 68 cm (26") door in the dining room wall is the staircase. The stairs are 72 cm (28") wide with a handrail which is 10 cm (4") from the wall. The stairs are 20 cm (8") high and go round a 90 degree bend.

The landing is 53 cm (20") wide at its narrowest due to a Dimplex oil filled radiator and at the end of it are 3 steps down into the bathroom, which average 17 cm (7") high by 73 cm (28") wide.

Tan coloured carpet.

It has a fire alarm.

## BATHROOM

The bathroom measures 2.4 m (7'9") by 2.7 m (9').

The toilet seat is 40 cm (15") high with 10 cm (4") and 13 cm (5") space to each side.

The pedestal washbasin is 84 cm (33") high.

An electric shower is over the bath. The shower on/off switch is 138 cm (54") from the bottom of the bath.

The floor is tiled.

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It is heated by an electric towel rail and fan heater. There is also an extractor fan.

Ceiling light and mirror light over the basin.

There is a folding chair and storage stand.

## BACK BEDROOM

The door is 73 cm (28") wide.

The room is 3 m (10') by 3 m, furnished with a double bed, 2 bedside tables, a chest of drawers, a wardrobe and a stool.

Bedding: a feather double duvet and four feather pillows.

Heated by Dimplex oil-filled radiator.

Lighting by ceiling light supplemented by 2 bedside lights.

Tan coloured carpet.

The window gives a view of the garden and the coast.

Free space: no single area amounts to more than 1.53 sq m (16 sq ft).

## FRONT BEDROOM

The door is 73 cm (28") wide.

The room is 4.6 m (15') by 3 m (10') with a bay window looking out over the front border and drive. It contains a super king size bed or two single beds, two bedside tables, a double wardrobe, a folding chair, towel rail, wooden chest and chest of drawers.

Heated by Dimplex oil-filled radiator.

Lighting by ceiling light and two bedside lights.

Tan coloured carpet.

Bedding: feather super king size duvet or two single duvets and four feather pillows.

Free space: no single area amounts to more than 2.5 sq m (10 sq ft).

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## STAIRS TO TOP FLOOR

These are accessed from the landing. They are 67 cm (26") wide and turn 90 degrees to the left.

Tan coloured carpet.

At the top of the stairs is a small landing 127 cm (50") by 67 cm (26").

## TOP BEDROOM

Accessed by a door 68 cm (26") wide.

The room is 3.5 m (11' 6") by 3 m (9' 10") with the walls being 103 cm (3' 5") to the eaves. It is furnished with 2 single beds, 2 bedside cabinets, a stool and a tallboy wardrobe.

There is a Velux window complete with blackout blind and views out to sea.

Bedding: two single feather duvets and four feather pillows.

Lighting: recessed ceiling lights and a bedside light.

Heated by Dimpex oil-filled radiator.

Smoke alarm.

Tan coloured carpet.

Free space: no single area amounts to more than 2 sq m (18 sq ft).

## OUTDOOR FACILITIES

There is a shared pebble access at the side of the house 190 cm (90") wide leading to the back door and back garden.

There is an outside toilet (not for exclusive use of guests – it may be used by the owner of the property at any time).

The garden is 92 m (100 yds) long by 4.5 m (14' 9") wide. The top part of the garden is grass with a border.

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A hand gate at the side of a tin shed leads to the grounds, which stretch down to the Coastal Path. In some places the ground is uneven. A picnic table and barbecue are provided plus 3 deck chairs. Access to the saltmarsh is through a gap in the hedge at the bottom of the garden.

There is also a washing line in this area.

## ADDITIONAL INFORMATION

Smokers are invited to smoke outside the building. A sand bucket is situated outside the back door for cigarette butts.

Pets are not accepted.

There is a general store at to the east at Burnham Deepdale 245 m (268 yds) away and The Fish Shed and post office in Brancaster Staithe 168 m (184 yds) to the west.

## CONTACT INFORMATION

Address: Harriet Huntsman. Stockpot, 27 Hall Orchard Lane, Welbourn, Lincoln LN5 0NG

Telephone: 01400 273474 or 07778 002858.

Email: via the website [www.chilverscosycottage.co.uk](http://www.chilverscosycottage.co.uk)

Hours of operation: Open all year.

## FUTURE PLANS

Multi-fuel stove to be fitted in one of the fireplaces.

Tin shed to be replaced.

Patio area to be created.

We welcome your feedback to help to continuously improve.