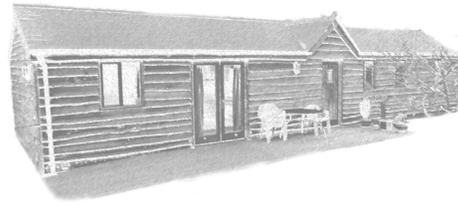


Mailscot View



Access Statement for Mailscot View

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Introduction

Mailscot View is ideal for those who want a rural self-catering holiday but within a 10 minute drive of the local town. Mailscot View is a single storey building that sleeps up to 4 people in 2 bedrooms with one bathroom. Mailscot View has recently been converted from a series of sheds and workshops to make a comfortable cottage with underfloor heating throughout.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01594 836306 or email info@mailscotview.co.uk.

Pre-Arrival

- We have a comprehensive website, which includes:
- Photographs of the building and its' surroundings
- Dimensioned drawings of all rooms
- Availability and prices
- Bookings / enquiries can be made via our web site or by phone
- The nearest bus stop is at the Mount, 400m from the cottage towards Yat Rock. There is no shelter or seating. All buses can accommodate one wheelchair. Buses from Coleford take approximately 15mins. The No.3 bus runs to/from the bus station in Coleford, every 30mins Monday – Saturday and every hour on Sundays.
- The B road outside the cottage has no path.
- We are happy to accept on-line shopping deliveries on the day of your arrival with prior notice when booking.
- Our brochure with hire rates for Mailscot View and this Access Statement are available in larger print on request.

Key Collection, Welcome and Car Parking

- The key can be collected from the owner's property, which is next door to Mailscot View. If you are unable to come to the door, we can arrange to either bring the key out to you in the car park, or meet you at the cottage.
- Parking is available for 2 cars in the driveway, shared with the owners, 5m/5.5yds

from the front door of the cottage.

- The parking area has a compact crushed stone surface leading to a decked area that runs to the front door of the cottage.
- This area is well lit at night by motion sensor lights that can be overridden by a switch in the lounge.

Entrance to Property

The front door is 810mm/31.9ins wide.

There are no steps but there is a small lip (25mm/1 ins) to pass over to get through the front door.

- The entrance is lit by motion sensor lights that can be overridden by a switch in the lounge.

The floor inside the entrance is tiled.

Passageway from living area to bedrooms and bathroom

- The passageway is 960mm/37.8ins wide at its narrowest point.
- The floor is tiled with under floor heating.
- Smoke alarm fitted.
- Cupboard with bi-fold doors fitted, containing washing machine and condensing tumble drier both front loading.

Living area – combined kitchen, dining and lounge

- Access to the living area is through the passageway described above.
- There are patio doors leading onto a decked area; the door opening is 1370mm/53.9ins with both doors open. There is a small lip (75mm/3ins) to pass over.
- Lighting is natural daylight and by night overhead lighting is used, as well as table lamps around the room.
- The floor is tiled throughout, with underfloor heating.
- There is an electric wood burner for instant heat.
- Smoke alarm fitted to ceiling.

Kitchen area

- Kitchen area is L-shaped with 4 wall units and a wall mounted wine rack.
- The door of the oven drops down and the handle is 700mm/27.5ins above the floor. The hob is 970mm/38.3ins above the floor.
- Worktop and sink are 940mm/37ins above the floor.
- Fridge, with freezer compartment is available, highest shelf in fridge 500mm/19.75ins and the freezer compartment is 700mm/27.5ins from the floor.
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking.
- Cutlery and utensils and cordless kettle, rotating 360.
- Microwave and toaster on kitchen worktop.

Dining area

- The dining table 900x900 extendable to 900x1600 has legs on each corner, 650mm/25.5ins from floor to lowest point of table (under space) and is 800mm/31.5ins high.

- There is free space around the table.
- Chairs (all moveable) – 4 solid wooden high back chairs Lounge area
- The room has a mixture of seating sofas with non-feather cushions as well as some chairs with arms, together with a low coffee table.
- Furniture can be moved.
- There is a digital television with remote control, subtitles, and a DVD player.

Bedrooms

- There are 2 bedrooms with a zip link double bed, with a shared bathroom between accessed from the passageway.
- The doors to the bedrooms are 810mm/31.5ins wide.
- Transfer space available to left or right of bed is 1000cm with bed central in bedroom 1 and 600cm in bedroom 2.
- Transfer space available between beds is ??cm when arranged as twin beds.
- Free space at end of bed is 800cm in bedroom 1 and 600cm in bedroom 2.
- Furniture cannot be easily removed or rearranged.
- The height of all beds from the top of the mattress to the floor is 450mm/17.7ins.
- Lighting is natural daylight and at night overhead lighting. There are bedside lamps in each room.
- All bedrooms offer good colour contrast between the floor, walls and doors.
- The floor covering is laminate with underfloor heating.
- Non-feather bedding, digital television with remote control, subtitles, and audio description facilities.

Bathrooms, Shower-rooms and Toilets

- Step free, level access from the passageway.
- Door opening is 810mm/31.5ins wide.
- The toilet 400mm/15.7ins high.
- The washbasin is 800mm/31.5ins high, hung from the wall with no obstruction under.
- The bath is 600mm/23.6ins with a shower over. There is a glass shower screen.
- There are lever taps on the washbasin and bath.
- The bathroom is well lit with overhead down lighters lights and a fluorescent light over mirror, with shaver socket.
- The floor covering is tiled.

Garden

- We have a decked area that can be accessed from the living area through the patio doors as described above.
- There is a paved patio area, accessed from the decking.
- There are plastic table & chairs and a bbq available on the patio.
- The garden area is 30m/98ft long and 10m/33ft wide with flowerbeds.

Additional Information

- A maximum of 2 dogs are welcome, at an extra charge.
- All areas in the cottage have good colour contrast between the floor, doors and

walls. Generally, doors and doorframes are painted white and walls are cream in colour.

- Mobile phone reception can be poor.
- The nearest Hospital with a Minor Injuries Unit is 6.3 miles away, and is open from 8am to 11pm. The nearest 24 hour A&E is 21.1 miles away in Gloucester. The nearest Doctor's surgery is 1 mile away. Further information is in the welcome folder.
- There is also a list of nearby attractions and details of their Access Statements for information, where available.

Contact Information

Address (Inc postcode):

Mailscot View,
Hillersland,
Coleford,
Gloucestershire.
GL16 7NY

Telephone: 01594 835408

Email: info@mailscotview.co.uk

Website: www.mailscotview.co.uk

Grid Reference: Ordnance Survey Sheet 162, Grid reference
SO 570 136

Hours Of Operation: Open February to December incl.

Local Accessible Taxi: 07765 245967, 01594 564279

Local Public Transport: Bus 0871 2002233 Train 08457 484950

Local Doctors: 01594 838108

Local Vets: 01594 833 526