

**Access Statement for  
Flint Cottage, George Street, Sheringham, NR26 8ED**

**Introduction**

Flint Cottage is a Victorian semi-detached house built circa 1900. Renovated and modernised in 2007. Situated in the centre of Sheringham town, with shops, restaurants and many other facilities including Little Theatre and beaches within a few minutes walk.

**Key Information**

- 3 bedrooms: 1 double, 1 twin, 1 single
- Sleeps 5 + cot & high chair available
- Family bathroom
- Gas central heating throughout- timer controlled
- Carpeted upstairs, laminate flooring & vinyl downstairs
- Flint Cottage is a “No Smoking” property
- Large securely fenced garden
- Annual gas safety & PAT testing certificates are exhibited in our information folder in the house
- Energy Performance Certificate held – available on request
- Fire Risk Assessment is detailed in our property information folder, smoke & carbon monoxide alarms are fitted
- Light switches are all 4 ft 6” approx height, plug sockets 15” high approx
- Doorways downstairs 29” width + front door 33” width, upstairs bedrooms and bathroom 28” width

**Pre-Arrival**

- Our own website displays photographs of most rooms in the house
- Bookings and enquiries can be made directly from our website via email, or by letter and phone call, our booking form will then be sent for completion with terms of booking and deposit payment required clearly explained

- Guests are provided with directions to the house and location map, a name sign is clearly displayed
- Bus station and railway are within half a mile
- Details of local buses and taxis available in the town are listed in our Information Folder provided to guests

For further information:

[www.transportdirect](http://www.transportdirect) and [www.travelineeastanglia.co.uk](http://www.travelineeastanglia.co.uk)

Local public transport (Norfolk C.C.) 0844 800 8033

### **Arrival & Car Parking Facilities**

- Flint Cottage has a short pathway leading onto a pedestrian pavement and public highway, vehicle access in both directions
- Roadside parking (without time restriction) is available on George Street and adjoining roads
- A public car park is located on Station Road in the town within 750 metres, this is a pay and display operation however parking is free between 6pm and 9am daily; weekly parking tickets can also be purchased from the tourist office in the town ( next to station )
- George Street has street lighting on the public highway, a street light is situated opposite the house.

### **Main Entrance & Hallway**

- Enter through the garden gate to Flint Cottage, with a low step from the pavement of 3", tiled short path to front door, step up 2".
- Access is by way of a coded lock on front door, (access code provided to guests a few days before arrival date). A torch is needed if arriving after dusk. A full set of keys is provided inside the house.
- Entrance is into a hallway (width 39"narrowing to 28", widest 60") with light switch to the right at standard height.
- Hall flooring is laminate flooring & rugs, coat hooks provided to the right.
- Door access to kitchen, sitting room, dining room lead from the hallway
- Stairs to 1st floor directly opposite front door: stairway width 26".

## **Self-Catering Kitchen**

- Fitted Kitchen with doorway leading from hallway
- standard height work surfaces
- gas hob and electric oven
- dishwasher
- fridge & freezer compartment
- microwave
- A full range of crockery, cutlery, glasses, saucepans and cooking utensils/equipment is provided
- flooring is vinyl
- lighting by ceiling spotlights

Step up 7" to short passage width 30" leading to back door (width 25") – outside 3 steps (5", 2.5", 4") lead down to paved patio  
From passage doorway on left to:

## **Laundry**

- A utility room with hand basin, coat pegs, radiator.
  - Indesit automatic washing machine.
  - Iron & ironing board.
  - Additional laundry & dry cleaning shops are available in the town
- A washing line is fitted outside, clothes pegs provided.

## **W.C.**

A ground floor w.c. is located in the utility room.

## **Sitting & Dining Room**

- Flint Cottage has a sitting room and dining room both accessible from the hallway on the ground floor, doorway width 31". Internal access between the two in "open plan" style, width 24"
- Dining table and 6 dining chairs, patio doors (see garden).
- Comfortable sofas seat 5 + bean bags.
- Flat screen TV/DVD with remote control, & CD player/radio.

- Laminate flooring and hearth rug.
- Feature fireplace & electric wood burner stove in dining room.
- 2 ceiling lights and 2 reading lamps, 1 standard lamp.

### **Bedrooms & bathrooms:**

From the hallway a straight staircase (width 26") of 13 steps (tread depth 9", height 8") leads to 1<sup>st</sup> floor, from landing (width 28" narrowing to 25" widest 60") access:

Double room: double bed standard height, pine double "tallboy" wardrobe & drawer, 2 bedside cabinets with drawers & 2 reading lamps; wall mirror. Ceiling light. Original cast iron fireplace.

Twin room: 2 single beds standard height, 2 bedside cabinets with drawers & 2 reading lamps. Tall chest of drawers. Hanging rail, wall mirror. Ceiling light. Original cast iron fireplace.

Single room: single bed, pine single wardrobe, bedside cabinet with drawers, reading lamp, ceiling light. Flooring is laminate.

Bathroom: spacious with standard bath (hand held shower attachment from taps ) & washbasin, + walk in shower cubicle, separate w.c - doorway from landing. Flooring vinyl.

### **Gardens**

Flint Cottage has a large garden area to the rear, accessed via back door or side garden gate (width 29") which is mainly lawned and securely fenced. A spacious paved patio area with table & chairs, may also be accessed from the dining room via patio doors (width 75") with step down 3".

A second patio area of " decking " is at the end of the garden, also with table and chairs- 2 steps up of 6".

The seafront and beaches are also within 5 minutes walk

### **Shops**

Flint Cottage is located very near the shopping facilities within 200

metres walk to the main street where you will find a variety of retailers to include: butcher, fishmonger, bakers, greengrocers, supermarkets, clothing, bookshops, chemists, newsagents and banking facilities.

### **Leisure Facilities**

Sheringham “Splash“ Leisure Centre is located within 1 mile, details can be found via links on our website.

Various golf courses are within easy reach by car/taxi.

### **Entertainment & Eating Out**

- Sheringham Little Theatre is located within 500 metres, please see more information via link to our website.
- A variety of restaurants, cafes and pubs offering food are located in the town.

### **Additional Information**

- A Welcome Pack is provided for guests on arrival.
- A Property Information Folder is provided for guests.
- An appliance instructions folder is provided for guests.
- Tourist information re places of interest is and maps of local area.
- Pets are welcome by prior arrangement.

A visitor’s book is provided for guest comments at the end of their stay - in addition a “feedback “ form is inserted within our Information Folder

### **Hours of operation**

Open all year, short breaks available over winter months and other times of the year subject to availability.

## **Wi-Fi**

Installed in 2011 for our guests, we provide an access code before arrival.

## **Owner Contact Telephone and Addresses**

**We welcome your feedback to help us with our continuous improvement programme. If you have any comments please email [max.flint@virgin.net](mailto:max.flint@virgin.net) or write to:**

**Mr Max Flint  
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**Contact number 07966 398245**

**Website: [www.flintholidaycottages.com](http://www.flintholidaycottages.com)**

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