

Access Statement for Stone House, Cremer Street, Sheringham, NR26 8DL

Introduction

Stone House is a modern townhouse built in 2001. 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: 2 double, 1 single
- Sleeps 5 + sofa bed + cot & high chair available
- 2 bathrooms
- Gas central heating throughout- timer controlled
- Carpeted upstairs, laminate flooring & vinyl downstairs
- Arranged over 3 floors, with 2 flights of stairs leading to the upper floors
- Stone House is a “No Smoking” property
- No 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
- All doors are self-closing
- Light switches are all 4 ft 6” approx height, plug sockets 15” high approx
- Doorways downstairs 31” width + front door 33” width, upstairs bedrooms 28”, bathrooms 26” width

Pre-Arrival

- Our own website displays a floor plan and photographs of most rooms in the house.
- Bookings and enquiries can be made directly from our website via email, by letter or phone call, our booking form will be sent for completion with terms of booking and deposit 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 and www.travelineeastanglia.co.uk

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

Arrival & Car Parking Facilities

- Stone House is located directly onto a pedestrian pavement and public highway, vehicle access in both directions.
- Roadside parking (without time restriction) is available directly outside the house 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).
- Cremer Street has street lighting on the public highway, a street light is situated opposite the house.

Main Entrance & Hallway

- Stone House main access door fronts the pavement onto Cremer Street, with a low step from the pavement of 4.5”.
- Keys are made available to guests from our wall safe fixed to exterior wall next to front door, access code provided to guests a few days before arrival date. A torch is needed if arriving after dusk.
- Entrance is into a spacious hallway with light switch located immediately inside the front door to the right at standard height.
- Hall flooring is vinyl, coat hooks provided to the left.
- Door access to kitchen, sitting room and laundry room lead from the hallway.
- Stairs to 1st floor directly opposite front door: stairway width 31”.

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 tiled
- Lighting by ceiling spotlights

Sitting & Dining Room

- Stone House has a combined sitting room/dining area accessible from the hallway on the ground floor, doorway width 31”.
- Dining table and 5 dining chairs.
- Comfortable sofas seat 5.
- Flat screen wall mounted TV/DVD with remote control and access to Free SAT, & CD player/radio.
- Laminate flooring and hearth rug.
- Feature fireplace & electric wood burner stove.
- 2 ceiling lights and 2 reading lamps.

Bedrooms & Bathrooms:

From the hallway a curved staircase of 13 steps (tread depth 9”, height 8”) with handrail leads to 1st floor, from landing access:

Double room: double bed standard height, double wardrobe, bedside cabinet with drawers & reading lamp; chest of drawers with table lamp, wall mirror.

Single room: single bed standard height, double wardrobe, 2 bedside cabinets with drawers & reading lamp, wall mirror.

Bathroom: standard bath & mixer shower head from taps & w.c.

Stairs lead to top floor:

A curved staircase 31" width of 13 steps (tread depth 9", height 8") with handrail leads to 2nd floor, from landing access:

Master Bedroom: a very spacious room with double bed standard height, double wardrobe, 2 bedside cabinets with drawers & 2 reading lamps; chest of drawers, flatscreen TV/DVD +remote control, wall mirror, tea/coffee making facilities, table lamp, sofa bed
Please note all walls are not full height due to sloping ceiling.

Bathroom: walk in shower (electric) & w.c.

Laundry

- A small laundry room is located directly off the hallway, opposite the front door, with coat pegs and radiator.
- Hotpoint automatic washer/drier machine.
- Iron & ironing board.
- Additional laundry & dry cleaning shops are available in the town.

Gardens

Stone House does not have a garden area however the seafront and beaches are within 5 minutes walk.

Shops

Stone House 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 links on 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 in some circumstances by prior arrangement.

A visitors 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.

Future Plans

Stone House was newly furnished in 2010; we are planning to provide wifi access later in 2011 however in the meantime guests can access the Internet in the local library situated 100 yards away.

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 or write to us at:
West Field, 58 Mill Road, Magdalen, Norfolk, PE34 3NZ
Owner Max Flint contact number 07966398245**

Website: www.flintholidaycottages.com
