

BIG HOUSE HOLIDAY LETS LIMITED

3 Agincourt Square, Monmouth, NP25 3BT

T: 01600 772929 F: 01600 714418

E: enquiries @hollytreehouse.info

Access Statement

Fairlea Grange ~ Self Catering Accommodation ~ As at Jan 2016

Pre-arrival

- Website information at <http://www.groupaccommodation.com/properties/fairlea-grange-abergavenny-monmouthshire> or <https://www.ownersdirect.co.uk/accommodation/p1938897?flspusage=fl>
- Booking/enquiries via email enquiries@hollytreehouse.info or telephone 01600772929
- Nearest train station Abergavenny, on mainlines to Hereford and Manchester northwards and Newport (thence to Bristol and London) and Cardiff/South Wales southwards.
- A well connected bus station is 5 minutes away and the house is close to the main A 465 Heads of the Valleys Road.
- A wide selection of high street shops are situated a simple 5 minute walk into town. There is a large Waitrose supermarket approximately 1.5miles away. A 24 hour garage is available near the town centre.
- A welcome pack can be organised by prior arrangement
- We provide bed linen, towels and bathmats.

Arrivals

- On the approach to Abergavenny town from the roundabout where the A465 crosses the A40, Fairlea is at the top end of Belmont Road, the third road on the right driving towards the town centre.
- There is sufficient off-road parking for approximately six vehicles, but ample road parking adjacent to the property
- Entrance to the house is up seven broad stone steps each 7 and 1/2"

Outdoor Facilities

- Patio, three large lawns, well stocked borders, wood stores, fruit bushes and a damson tree.
- Barbecue (gas) on wheels with outdoor seating and tables.
- Hot tub ready for use with instructions, built in sound system for use with a compatible mobile device such as an iPhone.
- Access to Hot Tub via kitchen down seven steps each 6"

Indoor-ground floor

Main entrance and hallway

Inside the front entrance is a vestibule leading to the main hallway behind double doors. Off the main hallway on the same level are the dining room (leading to the conservatory and front verandah), the lounge and the small lounge (snug) leading to the kitchen. the dining room comfortably sits 18-20 at the large table and 6-8 at a subsidiary table in the conservatory. There is a cloakroom area in the hallway. Stairs accessing the bedrooms lead up from this main hallway.

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Hall

- Table with local information
- Large map of local area

Dining Room

- One large 3.5m x 1.2m Dining room table, two cushioned church pews, a smaller side table and 3 drawer sideboard, containing table coverings etc
- woodblock flooring
- Access to conservatory with extra dining area and seating.
- Access to front Verandah where a three station gym is situated, comprising a C2 rowing machine, Lifestyle Fitness static bike and treadmill. Steps down to the front garden via double doors.

Lounge

- Carpeted floor
- Large Flat screen TV with Sky
- Woodburning Stove, logs provided
- Piano (notice required for up to date tuning)
- Music system
- Lounge suite and coffee table
- Single door through to gym/Front verandah

Snug

- Oak floorboards
- Tetrad corner suite with chaise longue
- TV with DVD player
- Decorative fire
- Door to ground floor toilet and hand wash basin
- Access through to kitchen

Kitchen

- Fully equipped kitchen with 4 oven Aga, Gas Hob, Double electric oven, Microwave, Dishwasher, Toasters, Kettles, Cutlery, Cooking pots and Utensils
- Large American Style Fridge Freezer with ice maker
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- Large single door to steps, leading out to garden and round to Inner Courtyard and Laundry and Games room, each room up approximately 5" steps from floor level

Laundry

- Water closet low level
- Wash hand basin, extra large for boot cleaning
- Front loading Automatic Washing Machine
- Front loading Automatic Drier

Games Room

- 3/4 size Snooker table, Oak frame, Leather Pockets and Slate bed
- Table tennis attachment
- Subsidiary deep freeze
- Large Drinks Fridge
- Storage for patio soft seating
- Cupboard storage
- Side board
- Bike storage area

Indoor- First Floor

- Access from hallway up 11 stairs each 7" to Bedroom 1 containing 2 double beds and an en suite bathroom (small step 2" leads into shower, hand basin and wc). One double bed situated on mezzanine floor up 10 steps of about 9 and 1/2".
- Up 10 more steps via a half landing to main first floor landing, with access to inner landing leading to WC and family bathroom incorporating Sauna, Victorian Bath and Hand basin
- Bedroom 2 with super king bed and small double/day bed, along with WC, Shower and Handbasin in fitted bedroom suite
- Bedroom 3 with double bed, shower and hand basin
- Bedroom 4 with king sized sleigh bed and ensuite with shower, basin and wc

Indoor- Second Floor

- Access from first floor landing up 18 stairs incorporating a half landing all 7" deep
- Family Bathroom with bath, shower, wc and handbasin
- Bedroom 5 with king sized brass bed
- Bedroom 6 with king sized brass bed and wash hand basin
- Bedroom 7 with double bed, shower and wash hand basin

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- Bedroom 8 with king size sleigh bed and ensuite (up small 2" step) comprising shower, hand basin

A member of staff will arrange to meet & greet you at the property to show you the house and inform you of all the functions either at the time of your arrival or within the first evening of your stay.

LEAVING PROCEDURE

It is the responsibility of the organizer to ensure that the doors are locked in all buildings before leaving and that all windows are closed.

CONTACT INFORMATION

Office Address: Bighthouse Holiday Lets Ltd, 3 Agincourt Square, Monmouth, NP25 3BT

Office Telephone: 01600 - 772929