

# BIGHOUSELETS LIMITED

3 Agincourt Square, Monmouth, NP25 3BT

T: 01600 772929

F: 01600 714418

E: [juliet@hollytreehouse.info](mailto:juliet@hollytreehouse.info)

## Access Statement

### Holly Tree House ~ Self Catering Accommodation ~ As At June 2011

#### INTRODUCTION

Holly Tree House is a detached three storey Victorian house set in an elevated position in a wooded gorge with views across the river.

We have tried to provide as much information as possible in this statement. However, if you have any queries please call. We look forward to welcoming you.

#### PRE-ARRIVAL

- We not only have our website, which is [www.hollytreehouse.info](http://www.hollytreehouse.info) but are also listed on [www.groupaccommodation.com](http://www.groupaccommodation.com), [www.bigholidayhouse.com](http://www.bigholidayhouse.com), [www.a1touristguide.com](http://www.a1touristguide.com), [www.selfcatering-directory.co.uk](http://www.selfcatering-directory.co.uk) and [www.wyevalleytourism.co.uk](http://www.wyevalleytourism.co.uk).
- Booking/enquiries can be made via email [juliet@hollytreehouse.info](mailto:juliet@hollytreehouse.info) or telephone 01600-772929.
- The nearest train stations are Hereford, Lydney, Abergavenny, Gloucester and Newport. They are not within walking distance. There are accessible taxis at the stations.
- The nearest shop and petrol station is approximately 1.5 miles.
- We provide a Welcome Pack of milk, biscuits and fresh flowers with tea, coffee and sugar available in the kitchen.
- We provide bed linen, towels and bath mats.

#### ARRIVAL & CAR PARK FACILITIES

- Once turned off the A40, Holly Tree House is approximately 1 mile most of which is single track road, with no street lighting, with hills and sharp bends. In severe weather (snow and ice) this road may not be fully accessible by car.
- There is a car park with parking for approximately 8 – 10 vehicles adjacent to the house.
- Luggage can be unloaded in the car park and brought in through the front door (approximately 10 metres).
- The entrance to the house has 8 steps (each step 6" high) from the road to the front door.
- The entrance to the patio via the side of the house has 5 steps (each step 6" high).

**Registration Number 05499133**

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## OUTDOOR FACILITIES

- Patio, decking and small grassed area.
- Barbecue on wheels (charcoal – not provided).
- Garden furniture & parasols.
- Hot Tub ready for use with instructions.
- Access to the Hot Tub is via the first floor landing 12 steps (each step 7" high).
- Access to the Hot Tub via garden 13 steps (each step 8" high).

## INDOOR – GROUND FLOOR

### Main Entrance & Hallway

Inside the front entrance is the hallway, off which are the kitchen, laundry room, dining room, cloakroom, snug, and one sitting room.

- Kitchen, via one step up (7" high).
- Laundry room, via two steps up (7" & 5" high).
- Dining room, via one step up (7" high), which comfortably seats 20 people.
- Cloakroom via 2 steps up (7" & 8" high) with hand basin and toilet.
- Sitting room 1 (no steps).
- Sitting room 2, via one step up (7" high) and one step down (7" deep).
- Snug, via one step up (7" high).
- Patio, via patio doors off the dining room.
- Stairwell, accessing bedrooms and bathrooms/shower rooms on first and second floor.

### Hall

- Landline telephone & internet connection.
- Sideboard with extra information & household items.
- Stereo music system.

### Laundry Room

- Access from kitchen with one step (5" high).
- Chest freezer and second fridge.
- Top loading automatic washing machine.
- Front loading tumble dryer, washing powder provided.
- Hoover, floor brush, dust pan brush.
- Ironing board and iron.
- Additional toilet rolls and other guest items.
- High chair & safety gates.

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## Kitchen

- Access from hallway with one step (7" high).
- Fully equipped kitchen with cooker, dishwasher, microwave, fridge, toasters, kettles, cutlery, crockery, cooking pots and utensils.

## Dining Room

- Access from hallway with one step up (7" high), through snug, open doorway (39 ½" width).
- Two large dining tables (pushed together).
- 20 chairs (all moveable) with padded seats and other additional seating.
- Sideboard with additional crockery and cutlery.
- Wood laminate flooring.
- Access to the patio via sliding doors and weather board step.

## Cloakroom

- Access from hallway with two steps up (7" & 8" high).
- Toilet & hand basin.

## Sitting Room 1

- Access from hallway.
- Wooden floorboards.
- Two leather settees (each converts into a single bed).
- TV with Sky.
- Video Player.
- Shelving unit with video tapes.
- Open fire - logs & coal provided

## Sitting Room 2

- Access from snug with one step down (7" deep).
- Wood laminate flooring.
- One leather settee & two leather arm chairs.
- Open fire (logs & coal provided).
- TV with Freesat.
- DVD Player.

## Snug

- Access from hallway with one step up (7" high).
- Wood laminate flooring.
- One leather settee & one leather arm chair.
- Shelving unit with books & board games.

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## **INDOOR – FIRST FLOOR**

- Access via stairwell 12 steps (each step 7" high) from ground floor.
- 4 Bedrooms:
  - 1 x twin with en-suite bathroom.
  - 1 x double with shower room (no toilet)
  - 1 x king no en-suite
  - 1 x family room (4 single beds) with adjacent shower room.
- Family bathroom with bath, shower cubicle, toilet and basin.
- Access to hot tub.
- Fire exit.

## **INDOOR – SECOND FLOOR**

- Access via stairwell 8 steps (each step 7" high) from first floor.
- 4 Bedrooms:
  - 1 x 4-poster bed with en-suite bathroom.
  - 2 x double bedrooms with en-suite shower rooms.
  - 1 x family room (2 single beds, 1 set of bunk beds) with en-suite bathroom.
- Landing with sofa.
- Storage cupboard with spare bedding, towels and travel cots.
- Fire exit.

## **ADDITIONAL INFORMATION**

House Handbook on sideboard in hall. Contains information and notices regarding the house along with emergency contact information/details.

A member of staff can arrange to meet & greet you at the property to show you the house and inform you of all the functions.

## **CONTACT INFORMATION**

Office Address: Bighouselets Ltd, 3 Agincourt Square, Monmouth, NP25 3BT

Holly Tree House Address: Holly Tree House, Symonds Yat West, Ross on Wye, HR9 6BL

Office Telephone: 01600 - 772929

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