

Access Statement for Rosedean Cottage, Clearwell

Introduction

Rosedean is a detached 3-bedroom cottage which was fully renovated and converted for self-catering holiday accommodation in 2006. It is situated in the village of Clearwell, on the edge of the Forest of Dean. We look forward to welcoming you.

Pre-Arrival

We have prepared a comprehensive website with many photos and links to local attractions, as well as a short information leaflet which we can send you or which you can download via the link on our booking page. www.forestofdeancottage.co.uk

Bookings can be made by phone, mail or internet.

Clearwell is situated about 12 miles from Chepstow, 7 miles from Lydney, 6 miles from Monmouth and 3 miles from Coleford. The Gloucester to Cardiff train stops at Lydney and Chepstow.

Bus services

There are six (rather infrequent) bus services to the surrounding towns. The bus stop is about 100 yards from the cottage.

Taxi services:

Monmouth 01600 7755408; Coleford 01594 834 834; Chepstow 01291 628910

Guests will be provided with a small welcome pack upon arrival.

There are no shops in the village, but a good selection of supermarkets and specialty shops in Coleford and Monmouth.

A large print version of this statement can be downloaded from our website.

Arrival and Car parking

The cottage has off-road car parking for two cars in front of the main door. The drive is level and even, covered with tarmac. There are two small steps from the drive to the front door. A small garage at the back of the drive can be used to store bikes etc.

Main Entrance and Hall

The main door is 80cms wide and opens to the left. The hall floor is covered in quarry tiles. Two doors (75cm) to the right lead to the kitchen and the lounge, two doors to the left lead to the dining room and the laundry/utility room. At the rear is a large toilet cubicle. A straight flight of stairs with 14 steps, covered in short pile carpet, leads to the first floor. The stairs have handrails on the left.

Lounge

The lounge has solid oak flooring. There are two fabric covered settees (3 and 2 seats) and a single leather chair. The TV has remote-controlled teletext. There is a DVD player and a separate mini audio system.

Dining Room

The dining room has solid oak flooring. There is a large dining table (height 80 cm). The six leather-covered chairs have straight, high backs.

Telephone for incoming and for outgoing emergency (999 or 112) calls only

Kitchen

The kitchen floor is covered in quarry tiles and decorated in a contrasting blue and cream design. Most of the storage cupboards are low level with pull out drawers. All appliances except the microwave are built- in under the worktops (90cm height). The under-sink cupboard doors have child locks fitted to prevent access to detergents etc. The sink mixer tap is lever operated. There is a separate dining area with table and six chairs. Bright halogen lighting throughout.

Utility Room – Laundry

The floor is covered in quarry tiles. The room houses the modern re-condensing oil boiler, which provides pressurised hot water and powers the central heating system. The front-loading washing machine and dryer are stacked on top of each other. There is a separate front-loading freezer unit and a fire extinguisher. A door leads directly to the secluded rear garden (one step).

Master Bedroom

Floor covered with short-pile carpet.

King size bed 200 x 160cm, 50cm high, orthopaedic mattress, cotton sheets, cushions and duvets filled with synthetic fibre, extra blankets

2 bedside tables with drawers and reading lights, built in wardrobe
Ensuite shower room and toilet, fully tiled. Extra large shower cubicle, 120x90cm, with thermostatic mixer controls, sink with mixer tap.

Second and third Bedroom

Twin beds 200 x 90 cm, 55cm high, can be pushed together, orthopaedic mattresses, cotton sheets, cushions and duvets filled with synthetic fibre, extra blankets

Beside table with drawers and reading light, one built-in, one free standing wardrobe

Family Bathroom

Fully tiled. Standard sized bath with mixer taps. Separate extra large shower cubicle with thermostatic mixer controls. Sink with mixer tap.

Garden

Small secluded garden to rear, with lawn, herbaceous borders and raised paved terrace. Wooden garden furniture available during season. Rotary washing line.

Additional Information

The cottage is strictly non-smoking.

No pets allowed.

Mobile phone reception is variable, depending on network. There is a public phone box at the central T-junction in the village, about 100 yards walking distance. The phone in the cottage dining room will accept incoming calls only and can be used for outgoing emergency calls.

Each floor is equipped with a smoke alarm (audible signal only) and there is a fire extinguisher in the utility room.

There are three good restaurants/pubs in the village, but no shops. Refuse collection is on Thursdays. Please use the recycling box provided.

Contact information and additional phone numbers:

The owner:	Andrea Dombrowe	01483 538615
E-mail	clearwell@gmail.com	
Website	www.forestofdeancottage.co.uk	

Local assistance	Martin Prince	01989 770783
Gloucestershire CC	Care Services	01452 331131
Local Taxi Services	Coleford	01594 834 834

We are grateful for any suggestions how to improve our facilities and this statement.