

# THE LILIES COTTAGE, LYMINGTON.

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## Privacy:

Your privacy will be respected at all times. We do not pass on your details to any other third parties whatsoever. Whether email, telephone or addresses and/or any other information gathered by any other means. Rest assured.

## Cancellation fee's

If we receive a cancellation with **less than 4 weeks** cancellation notice, **50%** of the booking fee will be retained by us by way of compensation. Unless, we have another party willing to take up the booking at the full value. This is entirely at our own discretion and may include the circumstances by which the booking was cancelled.

If we receive a cancellation with **more than 4 weeks** cancellation notice, **30%** of the booking fee will be retained by us by way of compensation. Unless, we have another party willing to take up the booking at the full value. This is entirely at our own discretion and may include the circumstances by which the booking was cancelled.

## Access statement For the Lilies.

The Lilies is an early 1800's two bed semi-detached cottage and is one of the oldest cottages in Lymington, within easy reach of Lymington high street or open forest. We have set out as much relevant information as possible for you in the following access statement.

## Drive/Garden:

- \* 2 high wooden gates lead into a loose-stoned driveway, with a large summer house to the right (good for storing bikes).
- \* Stepping stones in largely laid to lawn garden lead from the drive to a slab set patio which has a medium sized pond to the left.

Parents are advised young children should be supervised at all times in this part of garden as pond is open and level to patio.

- \* To the right is a pergola with table, chairs and a wheeled coal barbecue.
- \* Under pergola there are 3 steps (16cm high each) that lead down to a small wooden gate, then to an old cobbled path (not even) this leads to front porch.

## Entrance:

- \* Front door is 78cms wide and is double glazed with double security lock.
  - \* Front door opens into a hallway with steep cottage stairs (66cms wide) facing you to the right.
  - \* Hallway at narrowest point is 74cms wide due to storage heater on wall.
- Lounge door 66cms wide at the end of hallway to the left, with kitchen door 73cms wide straight ahead, ( kitchen has a small worn 4cm step down on entry).
- \* Hallway floor is wood effect.

### **Lounge/dinner:**

- \* Door is 65cms wide floor is carpeted throughout.
- \* One two seater sofa bed and two leather reclining chairs.
- \* Antique pine coffee table.
- \* Antique pine cupboard with TV. Free view box , DVD player and CD stereo. (all remote control.)
- \* One pine cushion church bench with antique pine table and 4 hard chairs.
- \* Two side lamp tables with lamps.
- \* Tall vase with decorative lights.
- \* One log basket and one coal bin.
- \* Working fire has stone hearth and large wooden mantel.
- \* One large cast iron fire guard.
- \* Small French 90cm doors that lead out to a small patio (which has a step up to it).
- \* 2 wall lights, plus one centre flush ceiling light.

### **Kitchen:**

- \* Door is 73cms wide and has a small worn step 4cms down on entry.
- \* Ceiling is 1820cms high as this is part of original build dated back 1805.
- \* Inset sink height 90cms.
- \* Small integral dishwasher.
- \* Front loading washing machine.
- \* Free standing electric cooker with 4 solid hot plate, hob, cooker has two ovens 1 small, with grill combine/ 1 medium sized oven with side Opening door
- \* Fridge with ice box.
- \* Microwave
- \* All units floor standing height 90cms.
- \* Lights are on 2 bars which run along each side of ceiling due to low Ceiling height.
- \* Back door very narrow 50cms wide.

### **Landing:**

- \* At top of stairs to left is single room door 64cms wide.
- \* Landing width at narrowest point due to storage heater is 65cms.
- \* Airing cupboard.
- \* Door to main bed. 66cms wide.
- \* Tall window.

### **Single bed:**

- \* There is a small wooden step down 4cms on entry.
- \* Built in wardrobe.
- \* Low window with security grid.
- \* 3 foot single bed with 2"6inches- pull out bed underneath.
- \* Hypo allergenic bedding.
- \* Small cottage dressing table with lamp and mirror.
- \* Flush ceiling light, child night light.
- \* Door to bathroom is 67cms wide.
- \* When pull out bed in use will obstruct bathroom door. Bed height from Floor is 20cms.
- \* open area around bed 95cms.

### **Main bed:**

- \* Door width 66cms.
- \* Double bed/ hypo allergenic bedding.

- \* Antique pine wardrobe with long mirror.
- \* Antique pine dressing table with marble top.
- \* x2 bed side pot cupboards/touch sensitive bed side lamps
- \* Travel shaver plug/ hair dryer.
- \* Cane corner chair with cushion.
- \* One wall light.
- \* Bathroom door width 64cm and has wooden step 5cm down upon Entry.
- \* Open area around bed minimum-39cms/ max-57cms.

**Bathroom:**

- \* Bath height 53cms/length 1660cms/shower set attachment.
- \* Toilet height 41cms.
- \* Wash basin 79cms high.
- \* Extending wall mirror.
- \* Tooth brush holder/ cup.
- \* High wall towel rails.

**Additional information:**

Broadband Internet connection by mains box.

Bus stop: 500m away, at the top of Buckland road, next to the Toll House Inn.

Train station: Approximately half a mile to Lymington station connecting at Brockenhurst for London waterloo line.

Lymington - Isle of Wight Ferry: Approx 1 mile away, follow signs from Avenue Road.

Please sign below to acknowledge receipt of the above 3 pages including the access statement and send to us by post, along with your payment, to;

*The Lilies Cottage  
 Lower Buckland Road  
 Lymington  
 Hampshire  
 SO41 9DS  
 Telephone: 01590 610 673*

NAME .....

SIGNATURE .....