



Access statement for Marnwood Lodge and School House

Introduction

Both self catering units are within their own court yard with parking at the door step behind electric gates.

Within the statement we have tried to include all information but we welcome your queries. Be assured of a warm welcome to the Marnwood historic private estate.

Pre arrival

- Our web site showing a virtual tour of the properties
- Bookings/enquiries can be made via email or mobile phone
- The bus between Shrewsbury /Telford goes past door Other services from Ironbridge half a mile away
- The Telford Rail station is seven miles away with taxi service always available
- A welcome hamper supplied i.e. milk bread of your choice ,fruit, butter, cheese, etc to ensure something to eat as you arrive.
- Radar toilet in Ironbridge half mile away.
- Eighteen acres of fields to exercise the children or well behaved pets

Arrival and Car Parking Facilities

- Enter via the electric gates and park outside the properties. Fobs to open electric gates supplied
- The Court yard is crazy paved and level
- Parking for six cars
- Auto detect lighting as you approach the properties once in court yard
- WiFi to both properties

Shared Garden

Flower garden with maturing shrubs. Lawn area with chairs and table for Alfresco eating accessed by Sloping path with 15cm step

THE LODGE

- Burglar alarm fitted
- All rooms fitted with smoke alarms
- Carbon monoxide alarms linked to main house alarm (4)
- Double glazed throughout
- Lights above both entrance doorways
- Full under floor heating throughout
- Step to court yard entrance 18cm high as is the front entrance from the wicket gate
- The entrance for the vehicle closest to the Lodge is 2m40cm at the narrowest part.
- The door is 94cm wide
- Hall is tiled and well appointed 427x155 well lit with emergency lighting
- Hall table, table lamp, Guest book, Brochures and maps of Shropshire and beyond
- Alarm key pad height 120cm
- Payphone height 110

Bedrooms 1 and 2

- Hall leads to bedrooms door width 75cm
 - Space to left of bed between furniture 90cm and to right of bed 65cm
 - Bed 143cm wide 52cm high
 - Bed linen all cotton
 - Feather duvets and pillows
 - Built in wardrobe with shelves
 - Bedside cabinets with reading light
 - Cot in bedroom 1 if required
 - Full length mirror and hair dryer on wall height 140cm
 - Slippers and gowns in Wardrobe
 - Winter quilt and blanket also in wardrobe
 - Heating regulator height 140cm
 - Tiled floor with bedside mats replaced for each let
- One window with opening light

Bathroom ensuite

- Door 75cm wide
- Jacuzzi with power shower, bath height 60cm
- Heated towel rail
- Wash hand basin on pedestal
- Mirror above hand basin with shelf
- Free space in bathroom 3.43x 1.60
- Toilet seat height 43cm
- Fully tiled floor and walls with washable white mats replaced for each let
- Towels and toiletries supplied
- Well lit with spots that can be dimmed for visits to the toilet at night
- Emergency lights
- One window with opening lights
- Electric extractor fan

Kitchen & Dining room

- Alarm Key pad
- Work surfaces corrian length 5.20m 600cm wide height 91cm
- Integral oven drop down door oven lowest shelf 60cm
- Microwave cooker above oven height 120cm
- Sink all in one Corrian 91cm high
- Hob 91cm high .Halogen
- Floor tiled as is wall area behind work surface
- Free space between furniture 80cm table and chairs can be moved
- Table 74cm high oval gate leg .Five dining chairs with padded seat one carver with padded seat.
- High chair available
- Old fashioned range with gas fire to look original in inglenook fireplace ignition switch height 60cm
- Fire blanket and extinguisher height 150cm
- Well lit with spotlights
- Emergency lights
- Integral Dishwasher
- Small freezer under work top
- Insect killer
- Fan set in wall above oven switch height 130cm



- Well decorated two windows with opening lights
- Boiler for under floor heating and hot water
Ironing board and clothes airier
- Three taps to sink hot, cold and filtered water
- Tea and Coffee sugar supplied

Lounge

- Accessed from kitchen dining room or hall by two 18cm steps
- Leather three piece suite
- Cinema system
- Coffee table
- Table for games and reading material
- Three windows with opening lights
- Well lit with over head lights and table lamp and floor standing lights
- Tiled floor with mat near settee and television
- Free view available
- All furniture movable
- Width 245c500cm
- Emergency lights

Laundry for both properties located against School house

- Commercial front loading washer Height 140cm
- Commercial front loading dryer height 140cm Washing basket, powder, conditioner
- Shelf for washing and bin for recyclable waste products height-106cm

The School house

- Under floor heating throughout
- Two entrance doors with outside door lights above
- Mostly double glazed leaded stain glass windows all with opening lights overlooking fields and woodland
- Smoke alarms
- Carbon monoxide sensors connected to main alarm
- Burglar alarm fitted

The entrance porch

- 5cm step dimensions 2.24cm x 2.35cm
- Lit by lantern type light
- Two side leaded windows

Living area

- Open plan 4.70cm x 11.40 cm
- Leather three piece suite with cushions
- Black sheep skin rug
- Floor Pilkington pattern tiles through out
- Cinema system with free view
- Bed settee
- Leather chair
- All furniture can be moved

Two sets of oak stairs lead to two gallery style double bed rooms Stair width 77cm

Bedroom one

- 480 X 390 in apex of roof so ceilings low at bedroom sides
- Bed height 2cm width 143cm
- Feather duvets and pillows
- Cotton linen
- Wardrobe in eaves
- Baskets under bed for clothes storage
- Woven baskets for spare pillows ,winter duvets
- Bedside tables with reading lamps
- Table with lights
- Hair dryer with mirror
- Screen for privacy
- Cot can be supplied

Bedroom two

As bedroom one

Kitchen dining room

- Sink corrian Height 91cm three taps hot, cold,, filtered water
- Work surfaces corrian 91cm high length 4.31 x 62cm wide
- Halogen hob 91cm
- Integral dishwasher
- Integral oven with drop down door lowest shelf 63cm
- Microwave above 120 cm
- Integral fridge highest shelf 55cm
- Fire blanket and extinguisher
- Wall fan and insect killer
- Well lit with spot lights
- Tiles on wall full length of work surface
- Table height 67cm square type
- Four leather padded dinning chairs
- High chair available
- Tea and coffee ,sugar supplied
- Brochures places to visit maps of Shropshire and beyond
- Table and chairs can be moved

Lobby

- Door to outside 92cm step19cm
- Door 1.39x 3.20
- Boiler for under floor heating and hot water
- Small freezer height 120cm
- Ironing board
- Clothes airier
- Alarm key pad height 134cm
- Well lit with spots
- Pay phone height 110cm

Bathroom

- Anti slip bath mat
- Door width 76cm
- Power shower cubicle ,door opening style width 63cm
- Toilet height 43cm
- Roll top bath free standing height 58cm
- Heated towel rail
- Wash hand basin on pedestal height 81cm
- Well lit by spot lights
- Free area 2.40 x 2. 96
- Fan in wall
- Mirror over basin with shelf
- Full length mirror on wall
- Fully tiled walls
- Pilkington tiles as living area with under floor heating