

# **Access Guide For Redwings Lodge, Pilling**

## **Introduction**

Redwings Lodge is a one-bedroom ground-floor cottage, semi-detached to the owners bungalow down a 25-metre drive directly off Garstang Road in Stakepool area of Pilling. It is double-glazed and gas central heated throughout and sleeps 2.

No smoking establishment. Also No pets.

## **Pre-Arrival**

- Bookings / enquiries can be made via visitLancashire / visitEngland, directly from the website [www.redwingslodge-pilling.co.uk](http://www.redwingslodge-pilling.co.uk), via email, or via telephone or by letter (see details below).
- All guests are provided with written directions to the cottage
- M6 motorway is 7 miles North, 13 miles South.
- The nearest bus stop is 250 metres away
- Lancaster railway station is 11 miles away
- Preston Railway station is 21 miles away
- Nearest shop (groceries, post-office, newsagent) is 250 metres
- Nearest pub is 250 metres
- This Access Guide is in the red-coloured 'Welcome Information' loose-leaf file in the cottage, and will shortly be available on visitLancashire / visitEngland.

## **Arrival & Car Parking Facilities**

- Flat 25-metre tarmac drive through front lawn off Garstang Road
- Parking for 2 vehicles – on left outside the front of the cottage. There are no marked parking bays, but room enough for 2 cars.
- We can assist guests with luggage

## **Main Entrance & Reception**

- The main entrance is the front door. Normally the key for this door is issued to our guests on arrival. If owner not available, key will be left in key-box located 50cm high on right-hand side wall next to front door, and guests will be informed of the combination prior to arrival and informed of a contact mobile telephone number.
- The double-glazed glass front door is 76cm wide x 96cm high, with the hinge on the right. The keyhole is 40cm high. Letter box is 90cm high in the door

- Note that there is no handle on the front door outside, so that when door shuts it locks and can only be opened with a key.
- There is a security light on left of front door which automatically illuminates during darkness hours on approach of a person
- The one step from the drive to the front door, is 18cm high on to a 45cm wide 35cm deep concrete slab.
- Step (15cm high 35cm wide) inside front door into hallway
- Just inside front door on LHS is light switch for hallway (right-hand switch). There is a flat large mat at the front door which is beige in colour. Both the mat and the hall carpet are beige (short pile).
- Radiator in hallway with shelf. Also mirror and coat hooks. Front door curtain for privacy.
- White-coloured Security alarm box (145cm from floor) on right-hand side wall for use by owners when property vacant.
- White-coloured door to right in hallway which is locked. On the door is a red-box with a glass front (103cm from floor), which houses the key to this door. Through the door is the garage which has the electric and gas main control switches. *In Emergency situations follow instructions in Red-coloured Useful Information.* It might be necessary to break the glass to obtain the key and access the garage and main switches.
- There is a carbon-monoxide detector above the door into the living room and a smoke detector on the ceiling in this hallway.

### **Lounge & Dining area**

- At the other end of the hall from the front door is the door (76cm x 96cm) to the living room
- Faces south
- On the table in the living room / dining area is the 'Welcome Information Pack' which has all details about the cottage within it.
- Has one large picture window (180cm wide x 159cm high) 50cm from the floor, and back (patio) double-glazed door (82cm wide 102cm high) to outside rear of property – back garden.
- Furniture consists of a 2-seater settee and one armchair, sideboard, coffee table, round dining table and 2/3 chairs (there is a hard-backed 'carver' chair (chair with arms) in the bedroom). There is also a floor fan, a tall reading lamp and table lamp. Three-pronged light in centre of room.
- Flat-screen TV with Sky (Sports, Movies, etc - except for password-protected programmes) with remote control, DVD-player. Also midi-

system for Radio, CDs.

- The carpet is beige (short pile)
- Book shelves with good variety of books
- The sideboard contains the first-aid kit, flash-light, street map book of Lancashire, spare keys, sewing kit, etc.
- Heating is by radiator. There is also an electric-fire in fire-surround on chimney-breast wall for additional / alternative heat source.
- Digital clock on chimney-breast wall.
- Two doors in lounge open to 2 walk-in cupboards, housing iron, ironing board, vacuum cleaner, brush/pan, garden bench cover, small radiator, washing basket, airers. Also board games, jigsaws and pack of cards.
- There is an archway 150cm wide x 203cm high from the kitchen to the Living room / dining area...

### **Kitchen**

- Facing east the kitchen has one window that opens by pushing out. Key is in wall-cupboard just to left of window. Roman blind hangs at the window with up/down cord at right-hand-side (RHS) of window.
- There are no doors directly off the kitchen, but on LHS through archway is the back patio door (see Lounge for more info). The archway is also to lounge/dining area.
- On RHS wall of kitchen is the combi gas central heating boiler which controls the temperature of the hot water and also the central heating. Pull door down for the controls. The boiler switches are at 150cm high.
- Under the boiler (110cm from floor, 50cm deep) is a fire extinguisher and a fire blanket.
- Kitchen is U-shaped. The work surface is 92cm high and 60cm deep. The single right-hand-drainer sink and cooker hob are also at 92cm high. Number of wall cupboards.
- The kitchen is well equipped – with electric cooker, fridge/freezer, microwave, washing machine, toaster, kettle, coffee maker (in cupboard above cooker), as well as crockery, pans, etc provided in the cupboards. Cutlery drawer. Glasses and cups etc are in the wall cupboards.
- The electric cooker is 50cm wide with 4 solid hotplates, grill (pull-down door - handle 73cm from floor), and oven (hinged RHS). The fridge/freezer is on LHS of kitchen, on top of which sits the microwave (125cm from floor).

- The floor covering is cushion-floor with a beige non-slip mat.
- There is a carbon-monoxide detector in the kitchen above the archway in the middle of the archway wall.

## **Bedroom**

- Faces north. Double-glazed window, with radiator under.
- The one bedroom leads off the hallway on the LHS by door 76cm wide x 96cm high - hinged on the left. Carpeted with a beige short pile carpet.
- There is a king-size bed 5' wide with a 5' mattress, and a king-size duvet which as standard, a 4.5 tog is on the bed in the summer, a 9 tog in autumn/spring and a 10.5 tog in the winter.
- feather / non-feather pillows. Please feel free to use the additional / replacement bedding (pillows, other 2 duvets) in top cupboards of fitted wardrobe.
- Shelf Unit houses Towels for indoor use only, Fleece-throw, Safe, Hair-dryer, Table mirror.
- Fitted wardrobe / shelf unit with over-wardrobe cupboards, is 200cm wide 63cm deep and full height of room. Some coat-hangers are provided
- Two switches inside right of door – one for main room light and one to switch the over-bed light on which also has a pull-switch over the bed.
- At each side of the bed is a base cupboard with table lamp, and electric alarm clock – the plugs for these are behind the top of the bed-head. The wider cabinet is on bathroom-side of the bed.
- On the window-side of the bed is the narrower bedside cabinet and a hard-back 'carver' arm-chair.
- There is a smoke detector with integrated emergency light, on the ceiling above the bed
- On RHS wall from door is a 45cm wide x 120cm high mirror which is 53cm from the floor.
- Behind the door is a 41cm wide x 79cm high x 48cm deep 3-drawer cupboard on top of which sits a portable colour TV/DVD player. TV/DVD is activated by remote control which is in top-drawer of its base cupboard.
- On RHS wall from bedroom door is door into bathroom...

## **Bathroom & Shower-room**

- Note: the bathroom is not big enough for a wheelchair
- This is accessed from the bedroom, the door being on opposite wall to the window. The light switch is on the RHS of the door in the bedroom. This also activates the bathroom extractor fan.
- Door 76cm wide by 96cm high. The lock is on the bathroom side under the handle.
- The bathroom suite is white and consists of toilet, washbasin unit, bath and separate shower cubicle.
- The toilet seat is 40cm high - the space to the right is 111cm and to the left 29cm. The extractor fan is on ceiling above shower/door-way.
- The inset washbasin height is 88cm. Under-counter cupboards contain cleaning materials, 1 spare toilet roll, etc.
- Above washbasin is a double-glazed frosted window with opening window (178cm from floor) and lock. There is a Roller-blind at the window with operating cord on left-hand side. On window-sill (104cm from floor 97cm wide) is double-sided mirror (one magnifying) and 2 beakers
- The step into the shower cubicle is 10cm high, with the width of the shower door opening being 76cm, which opens inwards.
- The height of the shower spray unit is variable – max 190cm. Water heated from combi-boiler in kitchen, but has turn knobs to vary the power-force and hotness.
- The bath (height 57cm) has non-slip base.
- Radiator. And long towel-rail. Above radiator is a light / shaver point unit (173cm from floor) and mirror above.
- The floor surface is grey tiles.

## **Laundry**

- There is a front-loading washing machine in the kitchen. The washing machine is 60cm wide and 90cm high. Fold-away airers and radiator airers, pegs in living room cupboard. There is a rotary washing line on left behind greenhouse in the back garden.

## **Shop**

- Nearest grocery/general store/newsagent/post-office/to-go food is about 250metres to left out of drive.

## **Outdoor Facilities**

- Exiting from the back (patio) door, from the living room, there is a patio and garden area.
- This door is 82cm wide x 102cm high, with the keyhole at 40cm. Key hook is on left-hand side wall of door behind the curtain (184cm from floor). A tower style cooling fan sits in that left-hand corner also.
- Step 5cm up over door frame, down 20cm to a concrete step which is 40cm deep 107cm wide. From there step down 17cm off the step onto the patio area.
- The patio is built of concrete slabs. Patio table & 2 chairs and bench (bench and chair seat covers in livingroom cupboard) are available for guests to use. The dustbin for general waste is outside to left.
- Left from the patio leads round house to front via footpath of concrete / concrete slabs – some of which are uneven.

## **Additional Information**

- A Welcome Information Pack is produced plus manufacturers instruction leaflets and places of interest leaflets.
- Sorry No Pets
- The premises are Non-Smoking
- Remote Internet Access

## **Contact Information**

- Address: Mr & Mrs PWJ Melling,
- Telephone: 01253 790174
- Email: hm\_pm@btinternet.com
- Website: [www.redwingslodge-pilling.co.uk](http://www.redwingslodge-pilling.co.uk)
- Hours of operation: Open all year.
- Emergency number: 0771 4594359

## **Future Plans**

- Fit a Cooker Hood in Kitchen

**We welcome your feedback to help us continuously improve if you have any comments please phone or email. Alternatively you can write to us at our home address.**