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Coxswains Cottage, South Cottages, Thorpeness IP16 4NW

Introduction

- Our self-catering property is a semi-detached cottage on 2 floors. Living accommodation is on the ground floor, with bedrooms and bathrooms on the 1st floor.
- We have aimed to provide as much information as possible. If you have any further queries please contact the owners on the telephone numbers below.
- We hope you enjoy your stay.

Pre-Arrival

- For bookings please contact Philip or Sarah Dawes
Tel: 0788 437 6022
Tel: 01223 354196
www.seasidesuffolk.co.uk
philipddawes@aol.com
- For floor plan/room layout please see website

Arrival/Parking

- Parking in on the road outside the cottage as available. A map can be found on our website. Parking either outside the cottage or nearby is not normally a problem although can not be guaranteed.
- There is a blue-badge parking space outside No. 4 The Dunes next door to the cottage.
- A public pay and display car park is to be found 100m from the cottage.

Entrance

- Entrance gate is 840mm wide
- There are 2 steps down to the path to the front door. The 1st step is 150mm high; the second is 210mm high.
- There is a coarse gravel path to the front door. This path is 800mm wide and there is 2100mm from the steps to the door.
- The front door has a 150mm threshold step.
- The front door is wooden and is 730mm wide x 1840mm high. The front door opens into the sitting room and is hinged on the left.

Sitting Room

- The sitting room is 3260mm x 2950mm. ceiling height is 2100mm
- Flooring is beige carpet.
- Walls are cream.
- There are 2 sofas (1350mm wide and 1650mm wide). Seat height is 430mm.
- There is a Lloyd loom chair which is movable. Seat height is 450mm.
- There is a small wooden table which is movable. Table height is 470mm.
- There are 2 wall lights as well as a halogen uplighter.
- In one corner is a pine unit with TV on it and also books and magazines stored underneath.
- There is a door to kitchen/diner with a 50mm threshold step. The door is wooden and is 670mm wide x 1790mm high. The door opens into the sitting room and is hinged on the right hand side.

Kitchen/Diner

- Floor area is 2400mm x 5900mm (max).
- Ceiling height is 2080mm.

- Walls are cream, floor has beige ceramic tiles.
- Worktops are grey granite and are 900mm high.
- There is a wooden table 750mm high.
- Chairs have leather seats and backs and can be stacked. Seat height is 450mm.
- Kitchen units are buttermilk colour.
- There is spot lighting throughout the room.
- The back door which goes out to a courtyard is wooden and is 730mm x 1700mm and is part glazed. The door opens into the kitchen and is hinged on the right hand side.
- There is a freestanding gas oven with hob.
- The furniture is movable although the table is heavy.

Stairs

- At each end of the kitchen/diner is a staircase with 9 treads. The staircases are original to the house so may be steeper and narrower than modern staircases. There is a handrail on the wall side of both stairs.
- The stairs have beige carpet.
- At the top of each stair is a small landing with a door straight ahead into a bedroom. The doors are wooden and are 650mm x 1770mm.
- Off the landings are doors into the bathrooms. Each door is 610mm x 1780mm.

Bedroom 1

- Room is 3330mm x 2960mm.
- Door opens into bedroom and is hinged on the left side.
- There is a king sized wooden bedframe – height 650mm
- There is a pine wardrobe and there are bedside chests either side of the bed. These are 570mm high and each has a lamp on it.
- Walls are cream, carpet is beige.
- There is a ceiling light in addition to the lamps.
- Furniture is not movable.
- Ceiling height is 2080mm.

- Bed linen in cotton.
- Duvet is duck down pillows are non feather.
- Mattress 100% natural fillings.

Bathroom 1

- Room is 2400mm x 2390mm. Ceiling height is 2080mm.
- Door opens into the bathroom and is hinged on the left.
- Flooring is wood effect vinyl.
- Walls are pale blue.
- Bathroom suite is white.
- There is a ceiling light.
- Bath height is 550mm, basin is 830mm high and w.c. is 440mm high.

Bedroom 2

- Room is 3330mm x 2960mm.
- Door opens into bedroom and is hinged on the right.
- There are twin divan beds 900mm x 2000mm.
- Bed heights are 650mm.
- Walls are cream, floor is beige carpet.
- There is a single cupboard between the beds which is 570mm high.
- There is a ceiling lamp as well as a floor lamp and a lamp on the bedside chest.
- There is a pine wardrobe.
- There is an upholstered chair.
- Bedding is cotton
- Duvet and pillows are goose down
- Mattresses 100% natural fillings

Bathroom 2

- Sizes as bathroom 1.
- Door opens into bathroom and is hinged on the right.
- Walls are yellow.
- Washing machine and tumble drier available

Other Areas

- Garden to front of the cottage is turfed and has rope-edge border tiles around. Height of tiles is 50mm above ground level.
- 2 wooden benches and small wooden side table.
- Borders have plants/flowers.
- Garden is south facing.
- Rear Courtyard which is paved and has rear gate 680mm wide. Paving is uneven in places.
- Rear courtyard has wooden table and 4 chairs and bench.
- Rear courtyard is accessible over the rear of neighbouring cottage for access to the front if required.

Additional Information

- Bus stop is 100m from the property.
- Mobile reception is poor for some networks. There is phone at the property on the O2 network which has good reception. This no. is 07522 100 183 and may be used for incoming and emergency calls.
- Taxi available from Leiston Tel 01728 635042
- Premises are non-smoking
- No pets allowed
- The chocolates provided on arrival may contain nuts

Future Plans

- None at present, the cottage was refurbished in 2008