

### **FRONT GARDEN**

The driveway has two parking spaces at the bottom and room for one car and (tight) turn at the top. *Please be aware that there is a steep rockery from the top of the drive to the lawn below.*

There is a large pond at the front of the property with a wooden bridge. *The pond and bridge have no safety barrier or netting, so please ensure children are accompanied in this area and do not play around the pond.*

There is a car port with a table tennis table and seat containing sports/games equipment. There is access through the car port to the rear garden.

### **HALLWAY**

This is the first room you will come to on entering the house. There is a cupboard with a vacuum cleaner and space to hang coats and store other items during your stay.

On the wall, there is a multi-purpose light. In the case of a power cut, the light will come on automatically. It can be used as a nightlight, work light or torch.

### **BEDROOM 1 (Upstairs - Front)**

Sleeps two in a kingsize bed. There is a LOT of cupboard and drawer space in this room. There are extra pillows and duvets, and a travel cot, in the large cupboard and a hair dryer in a drawer. There is also a long window seat with a lovely view towards, and including, the sea.

The room includes an ensuite shower, basin and toilet.

### **BEDROOM 2 (Upstairs - Rear)**

Sleeps two in a kingsize bed, with bedside tables, drawers and large wardrobe, with a large cot that may be put together for use.

### **BEDROOM 3 (Downstairs - Front)**

Sleeps two in a kingsize bed. There is also a single sofa bed if required. There is a chest of drawers and two bedside tables. There is a door to the front garden - key on the hook.

The room includes an ensuite shower, basin and toilet

### **DORMITORY ROOM (Downstairs - Rear)**

Sleeps six in bunk beds. There is a bedside table and a chest of drawers.

There is a large sliding door into the conservatory.

### **“HARRY POTTER” BEDROOM (Cupboard-Under-The-Stairs)**

Sleeps one child on a narrow (two-foot wide) single mattress on the floor.

There is a shelf of Harry Potter books and of “magic potions” - *contents are non-toxic and the lids are glued on. They probably don't have magical properties.*

## COMMUNAL BATHROOM

With bath, toilet and basin.

In the large cupboard, you will find towels and bed linen which you may use as required. Extra toilet rolls are also kept in this cupboard.

## COMMUNAL SHOWER ROOM

With shower, basin and toilet.

## LOUNGE

There are two 3-seater sofas and two chairs. The television has Freesat and may be used to view catch-up channels, Netflix (*already signed in*), USB drives and DVDs (*there is a DVD library*). There is also a Nintendo Wii, though please use the wrist straps so the four remotes don't end up in the screen!

The electric fire has a switch inside the grate which cycles: *light on, warm, hot, off*.

There is an external door to the front of the house - key on the hook.

## KITCHEN

Complete with all you should need, including fridge/freezer, oven and hob, microwave, dishwasher, sink, toaster, toastie maker, kettle, Nespresso, cutlery, crockery, glassware and loads of other stuff in the various drawers and cupboards. *Please take care with hot and sharp objects and supervise children.*

There is a glass-topped table with four chairs and a small pantry through the doorway.

## CONSERVATORY

This is split into two rooms, with a double door between:

- A playroom with Smart TV, games consoles (and games) and double sofa bed
- A dining room with table and eight chairs (*additional folding table, six chairs and highchairs are in the utility room*)

There is a door that leads to the rear garden - key on the hook.

## UTILITY ROOM

Here you will find a washing machine, tumble dryer, iron with board, additional table and chairs, highchair and booster seat, and a cupboard with DIY tools.

## REAR GARDEN

This is split into the following levels:

1. Patio with table and four chairs. Path along the rear of the conservatory.
2. Lawn, planted areas and large patio with summerhouse.

*Please be aware that the patio may be slippery when wet, and the planted areas are steep. Also, some of the tropical plants have spiky leaves and spines.*

3. Top deck with bench - lovely view over the property and to the sea.

*Please be aware the steps to the top deck are steep and have no handrail. Please do not attempt to climb the cliff at the rear of the property.*