



Sharpnage House
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Introduction

Sharpnage House is a large luxury property situated in heart of rolling countryside offering beautiful views over the rural farmland of Herefordshire.

The property is situated less than 15 minutes from Hereford City centre and approximately 20 minutes from the M50 motorway means that the accommodation is easily accessible.

The property has 5 bedrooms altogether. There are 4 bedrooms upstairs and 1 bedroom downstairs great for people finding stairs difficult.

The bedroom downstairs has the advantage of an en-suite wet room.

Pre-Arrival

Bookings/enquiries can be made by telephone and e-mail.

Sharpnage House is located in Checkley, HR1 4NF, Herefordshire.

Full details and the directions can be viewed on our website.

Main line stations are at Hereford (approximately 8 miles) and Ledbury (approx 8 miles). Collection from these stations can be arranged and local taxi service information can be provided upon request.

A local bus runs daily from the village of Woolhope to Hereford City centre. Woolhope village centre is approximately 25/30 minute walk and 5 minutes by car.

Blue Line Taxi service are reputable and reliable local company – 01432 263000

Directions

If you are coming from Hereford by car follow the B4224 out of Hereford to the village of Mordiford. Turn left after “The Moon” pub towards Haugh Wood and Woolhope. Continue for approximately 2 miles. At the end of the Common, (as you start your decent), turn left down an unmarked road. Continue for approximately ½ mile and turn left towards Checkley. The Cottage is situated approximately 1 mile on the left hand side.

Pets

We are able to accommodate guests’ pets by arrangements.

Car Parking and Arrival

- All our guests are contacted prior to their arrival with access information and emergency numbers
- The garage accommodates 3 cars and there is an ample parking around the property
- Access to our property is gained through electric gate with a private drive way.
- The area is well lit at night by several motion sensors.
- There are 5 entry steps of 150mm (6 inches) high and 1780mm (70 inches) wide.
- The front door is 915mm (36ins) wide. This gives access to the main entrance door into the hallway. The door is 720mm (28.5 inches) wide.
- The hallway is very spacious.
- Majority of our guest rooms are accessed by means of stairs with fourteen steps in total. Nine of these steps are 810mm (32 inches) wide and 200mm (8 inches) high steps. There is one hand rail on one side.

Bedrooms/ Bathrooms, Shower-rooms & Toilets (Ensuite or Shared)

There is seating, bedside tables, bedside lamps, a wardrobe or a chest of drawers provided in each room.

Our beds are normally made up with duvets but sheets can be provided if preferred. Our standard pillows are hollow fibre.

- **Bedrooms 1** is downstairs. The bedroom is accessed from main hallway through 775mm (30.5 inches) wide door. There is a king size bed that is 635mm (25 inches) high. There are two bedside tables (one on each side of the bed) that are 545mm (25.5 inches) high. There is a one single door that offers access to the garden. This door is 725mm (28.5 inches) wide and there is one step 45mm (1.8 inches) high.
The bedroom also benefits from a French door 1300mm (51 inches) wide and one step 180mm (7 inches). The doors and windows allow plenty of natural light supplemented by ceiling lights and wall lights.
The bedroom benefits from an en-suite wet room. The access is gained via a single door 860mm (34 inches) wide. The wet room has a toilet 450mm (18 inches) high and is 160mm (6 inches) away from the wall. The washbasin is 800mm (31.5 inches) high with turn mixer tap.
The shower is fixed thermostatic lever turn shower and there is no tray, door or a curtain.
There is under floor heating in the bathroom but the temperature can be adjusted manually by thermostat.
- **Bedroom 2** is upstairs. It is accessed through a single door 700mm (27.5 inches) wide from the hallway. There is a super king size bed 635mm (25 inches) high. There are two bedside tables (one on each side of the bed) that are 560mm (22 inches) high.
- **Bedroom 3** has a super king size bed 635mm (25 inches) high. There are two bedside tables (one on each side of the bed) that are 620mm (24.5 inches) high. The access to the bedroom is through a single door 700mm (27.5 inches) from the main hallway.
The bedroom is adjacent to a private luxury bathroom with a bath and a shower but also has a private closet accessed via sliding door 720mm (28.5 inches) wide.
The door the en-suite bathroom is 700mm (27.5 inches). The toilet is 450mm (18 inches) high and based is 290mm (11.5 inches) away from the shower and 260mm (10 inches) far from the bath.
The bath is 750mm (29.5 inches) high and 1700mm (67 inches) long.
There is a shower cubicle that is accessed via 360mm (14 inches) wide folding door and 50mm (2 inches) step. The shower is fixed thermostatic lever turn shower.
The washbasin is 790mm (31 inches) high from the floor with twist turn mixer tap.
There is under floor heating in the bathroom but the temperature can be adjusted manually by thermostat.
- **Bedroom 4** has 2 single beds in that can be zipped and linked together to create a super king size bed. The beds are 635mm (25 inches) high.
The access to the bedroom is through a single door 700mm (27.5 inches) from the main hallway. There are bedside tables that are 660mm (26 inches).

Bedroom 5 has a super king size bed 635mm (25 inches) high and there are two bedside tables 560mm high (22.5 inches) on each side of the bed.

The main access to the bedroom is via door 700mm (27.5 inches) from the main hallway.

The bedroom is adjacent to a private luxury bathroom with a shower accessed via sliding door 680mm (27 inches) wide. The access to the shower is via sliding door 580mm (23 inches) wide and a step 50mm (2 inches) high. The shower is fixed thermostatic lever turn shower.

The toilet is 450mm high (18 inches) high and is 160mm (6.5 inches) away from the wall and 160mm (6.5 inches) away from the washbasin unit that is 900mm (35.5 inches) high with twist turn mixer tap.

Family bathroom is accessed via door 700mm (27.5 inches) from the main hallway upstairs. There is a toilet 450mm high (18 inches) high and is 190mm (7.5 inches) away from the wall and 400mm (16 inches) away from the washbasin unit. The bath is 600mm (24 inches) high.

The access to the shower is via shower door 580mm (23 inches) wide with 30mm (1 inch) step. The shower is fixed thermostatic lever turn shower.

The washbasin is 820mm (32 inches) high with twist turn mixer tap.

There is under floor heating in the bathroom but the temperature can be adjusted manually by thermostat.

Toilet downstairs – there is a small unisex toilet downstairs that is accessed via a 700mm (27.5 inches) wide door and is step free/level entry. The toilet is 450mm high (18 inches) high 330mm (13 inches) far from each wall and there is a small washbasin with twist turn mixer tap.

Public Areas - Halls, Stairs, Landings, Corridors

- All public areas, hall, stairs, and landings are well lit using a combination of ceiling and table-lamps.
- The hallway has stone flooring. The stairs are carpeted.
- There are no steps to the snug room/ living room / kitchen or the down stairs toilet which lead off from the hallway.
- There is an under floor heating throughout the house but temperatures can be adjusted in each room to suit individual requirements.
- There are automatic audible smoke alarms in the main and upper halls.
- There are large windows allowing plenty of natural light supplemented by adjustable overhead and wall lights.
- Flat screen, Freeview digital TVs/DVD with subtitles are available in the snug room, seating area and in 4 bedrooms.

The snug room is situated off the hallway on the ground floor and the entrance is 770mm (30.5ins) wide and step free/level entry. The living room is carpeted. There are 2 sofas. Both sofas are 1450mm (57 inches) wide, 600mm (24 inches) deep and 450mm (18 inches) high.

There is a wooden floor in **the dining room/ seating** area with a large non slip rug and there is a stone floor in the kitchen all at step free/level entry. There are 2 French doors 1320mm (52 inches) wide and there is a single step 180mm (7 inches) high at each entrance from the garden.

There are two sofas in the seating area. Sofa 1 is 1650 mm long (65 inches), 500mm high (20 inches), 650mm deep (25.5 inches). Sofa 2 is 1450mm long (57inches), 470mm high (18.5 inches) 600mm (24 inches) deep.

There is seating for 10 people at a solid table with coordinating chairs. The table is 765mm (30 inches) high and 2060mm (102 inches) long. The chairs are 450mm (18 inches) high from floor to seat and the back rest is 420mm high (16.5 inches)

The kitchen area has a French door 1320mm (52 inches) to access the patio. The kitchen work tops are 920mm (36 inches) high. There is a kitchen island in the centre of the kitchen that is 925mm (36 inches) high.

Garden

- We have a large patio garden to the rear of the property, with a garden furniture, which guests may use as a designated smoking area, as smoking is not permitted in the property. An ash tray can be provided on request.
- There are 'In Case of Fire' instructions sent to guests in their pre-arrival emails, but we also have these supplied in the main folder that the guests view when they walk into the property.
- There is an information folder for our guests to read on the table with maps giving information on NHS facilities, local restaurants/pubs, travel, theatres and local golf facilities.
- We also have a selection of menus from local restaurants for guests' perusal.
- We have storage facilities for golfers, cyclists, and walker's equipment.
- Free Broadband and Wi-Fi facilities are also available on request.
- **There is a private games room** with a pool table and a table tennis on site for the use of our guests for Sharpnage House only accessed from the driveway. There are two entries into the games room. One is a single door on the side of the games room 700mm (27.5 inches) wide with a single step 230mm (9 inches) high. The main entrance is at the front of the games room and it is 700mm wide but it is a sliding door that opens to 2000mm (79 inches) with a single step 100mm (4 inches) high.
- **Footpaths**
There is a footpath (tarmac) that goes on one side of the garage that is 950mm wide (37.5 inches).
Footpath around the house is made of natural stone and it is 950mm (37.5 inches) wide at the narrowest point on the left from main door but it reduces to 600mm (24 inches) around the corners of the house. There is a pathway that allows you to take a wheelchair down to the house from the driveway and there is a single step of 50mm (2 inches) between the tarmac driveway and the natural stone path.