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- twin room - en-suite shower  
Holly - family room with double and single bed - en-suite shower  
Willow - double room - en-suite shower  
First Floor  
Room 6 - double room - en-suite bathroom  
All bedrooms are spacious, comfortably furnished and equipped with TV and hospitality trays etc.  
**SERVICE AREA**  
The well-appointed kitchen provides ample preparation and storage facilities. The kitchen has a central dining table affording a spacious area for both business and family needs. The Rangemaster cooker and excellent lighting with a view to the rear of the subjects make the kitchen a focal point of the property for owner operators. There are ample refrigeration and freezer units. The utility room, off the kitchen, is spacious and is set with washing and drying machines. There is adequate storage over all floors for housekeeping and general business use.  
**OWNERS ACCOMMODATION**  
There is extensive family accommodation which is situated on the first floor. The master bedroom has a dressing room and an en-suite walk-in shower with overhead drench shower head. An attractive feature of this bedroom is the balcony which is accessed from the dressing room. There are a further three rooms which are currently being used as; a single bedroom, a hobby room and an office. There is also a compact lounge plus a family bathroom. The current owners use letting bedroom 6 on the first floor for their own personal use, some personal items of furniture are in use throughout the property and will not be left in the event of a sale. Full details will be given in the inventory.  
**EXTERNAL AREA**  
The parking area to the front of the property is laid to gravel and can accommodate up to 8 cars. The gardens are mainly laid to lawns and bushes. There is a stone built BBQ, shed and drying area within the grounds.  
**SERVICE**  
The property benefits from mains electricity and water with private drainage with propane gas for cooking. Benefitting from oil-fired central heating throughout; the heating is zone-controlled to effect efficient use. The property is double glazed and the building is fire regulated.

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