

# ACCESS STATEMENT FOR CEOLWULPH COTTAGE, WARKWORTH

## INTRODUCTION

Ceolwulph Cottage is a stone built, 2 storeys, semi-detached house built in 2003, located within the Conservation Area of Warkworth in Northumberland. The cottage accommodation is laid out over 2 floors with accessibility as detailed below.

## PRE-ARRIVAL

Comprehensive information is available on the website [www.coquetcottages.co.uk](http://www.coquetcottages.co.uk) detailing places to visit, places to eat, local shops, amenities and services. This same information is available in Ceolwulph Cottage and is also available in printed format upon request. In addition, an online fact sheet about the cottage and its main features/facilities can also be downloaded via the Coquet Cottages website at [www.coquetcottages.co.uk/ceolwulph\\_cottage/index.html](http://www.coquetcottages.co.uk/ceolwulph_cottage/index.html).

Bookings can be made online or alternatively via telephone, email or fax.

Directions to Ceolwulph Cottage from the nearest trunk road, by car, are provided upon final payment by the agency Coquet Cottages, or at anytime upon request. Detailed directions from your home to the cottage can be downloaded from Googlemaps via a link at the base of our website, see [www.coquetcottages.co.uk/ceolwulph\\_cottage/index.html](http://www.coquetcottages.co.uk/ceolwulph_cottage/index.html).

Groceries can be pre-ordered from an independent local supplier 'Food Local Food' via telephone on 01670 505238 or online at <http://www.foodlocalfood.com/>. Or alternatively via the following larger online grocery store providers: Asda (<http://groceries.asda.com/asda-estore/index.jsp>) and Tesco (<https://secure.tesco.com/register/>)

All 3 providers will deliver your groceries to Ceolwulph Cottage for a small delivery charge, either prior or after your arrival.

A welcome pack, including the following items below, is placed in the cottage ready for your arrival:-

- Tea (including specialist teas)
- Coffee (decaffeinated and non-decaffeinated)
- Hot chocolate drink
- Traditionally baked biscuits
- Milk
- Bottled water (still or sparkling)
- Sweets and fruit juice for children
- A treat for pets
- Local newspaper
- 'Living North' and/or 'The Northumbrian' magazines (on a periodic basis)
- Complimentary Arran Aromatics toiletries for adult guests

The nearest shops are 300 - 500 yards away on the high street in the centre of Warkworth village. The local 'Village Store' sells essentials including milk, a small range of good quality groceries, wine, newspapers, local produce, etc. Please be aware that whilst the shop opens early it closes around 5:00 to 5:30pm (varying according to the time of year).

The nearest bus stop is located approximately 350 metres from Ceolwulph Cottage on Wellfield road. An alternative bus stop can be found approximately 500 metres away on Castle Street/Dial Place, opposite 'Topsy Turvey' café in the centre of the village.

The nearest train station is approximately 3.5 miles north of Ceolwulph Cottage and offers a main line service as part of the main North East Coastline route. A full train timetable can be found on [www.nationrail.co.uk](http://www.nationrail.co.uk). Accessible taxi's are available locally at the station. Further taxis details can be found in the Guest Information File located within the cottage.

The nearest airport is Newcastle International Airport which is located approximately 25 miles south of Warkworth. Taxis are readily available from the airport.

Please note that whilst all rooms on the ground floor of Ceolwulph Cottage are on the same level, Ceolwulph Cottage is unsuitable for those with impaired mobility due to the accommodation having 3 external steps up to the main entrance. In addition, there is a raised access wooden walkway to the side of the property, with 3 steps up and 3 steps down, which enables access to the rear garden. Once inside the rear garden, there is an additional 3 steps up to the conservatory door. Ceolwulph Cottage is also unsuitable for those with impaired mobility as the accommodation is laid out over two floors.

## ARRIVAL AND CAR PARKING FACILITIES

Entrance to the property is via a private shared drive. There is dedicated parking space for 2 cars on the shared drive immediately in front of the cottage and therefore unloading is direct to the property with level access. Additional cars can be parked at a public parking bay by the riverbank, approximately 100 yards from the cottage. There are currently no parking charges in the village of Warkworth.

There are no streetlights around the cottage, so if arriving during dark, a single external light will be left on at the cottage entrance, thus providing lighting to the front door entrance. A single key to the cottage is retrieved from the keysafe situated on the external wall next to the front door. The lead guest is issued with the keysafe keycode prior to arrival.

## ENTRY TO THE PROPERTY

Initial access is via three steps leading up to the front door, where the key to the front door can be retrieved from the keysafe box which is mounted upon the external wall next to the front door. An external outside light, situated adjacent to the front door, is left on as well as an internal light in case of arrival after dark. Once inside the cottage, a set of keys can be found in the kitchen. Prior to arrival, the lead guest is provided with a contact telephone number in case of difficulty upon arrival.

The front door is a push opening, hinged, 800mm wide wooden door with a lever handle with a standard security 'hook lock' and an internal security chain.

Level access can be found throughout the accommodation at the ground floor level. Upon entry into the property, via the front door, initial internal access is through the hallway. The WC/cloakroom and the lounge are located off to the left of the hallway passage and the kitchen/dining room area is located at the end of the hallway.

Rear door entry to Ceolwulph Cottage can be utilised after the first initial entry, via the front door entrance, and after retrieving the rear door conservatory entrance key from the key pouch located in the kitchen. External access to the rear door is via the raised wooden walkway to the side elevation of the cottage, and requires 3 steps up onto the walkway and 3 steps down, plus a further 3 steps up to the conservatory entrance door.

## OPEN PLAN KITCHEN/DINING ROOM

A level ceramic tiled floor within the kitchen area leading onto a level oak floor within the dining area, plus access to the lounge from the dining area via solid wooden double doors. In addition, access from the dining area to the conservatory via glazed French UPVC doors and a small raised wooden plinth no more than 50 mm high plus the height of a standard UPVC door frame plinth. No rugs or carpets within the open plan kitchen / dining room.

Accessible light switches and sockets. Kitchen work surfaces are standard height. Ceramic glass hob and electric, range style, fan assisted cooker with accessible controls and a pull down hinged oven door. Several cupboards available at floor level with side opening hinged doors and curved handles plus sliding drawer units at floor level.

There is an integrated fridge, a separate integrated freezer, integrated dishwasher and a stand alone combination washer/dryer machine, all located underneath the kitchen work surface. Situated on top of the work surface are the following, an electric kettle, a filter coffee machine, cappuccino coffee maker machine, a single microwave with a touch sensitive digital operation pad, and a toaster with a lever operation to raise and lower bread. Lighting in the kitchen area is by halogen, ceiling recessed, light bulbs. Heating via radiator in kitchen/dining area.

Dining for 6 people, dining chairs have high backs and no arm rests. A large sideboard in the dining area hosting 2 table lamps (with low energy bulbs). A hi-fi radio/CD player with an i-pod docking station connected and 2 speakers. A selection of CDs plus toys and games within the sideboard. Bookcase with a range of fictional and non-fictional books. Additional lighting in the dining area via a central pendant chandelier.

A comprehensive 'Guest Information' folder can be found on the kitchen table, along with a wide range of tourist information leaflets in a display box within the conservatory.

## LOUNGE

Located adjacent to the dining room on the ground floor, and accessed via double wooden doors, or alternatively accessed via the single wooden door leading off the hallway. Incorporating 1 x large 3 seater settee, 1 x large 2 seater settee, TV cabinet unit with widescreen TV with Freeview, DVD, VCR and Playstation 2 console (all with remote control units). Additionally, a library of DVDs /videos/PS2 games and a coffee table.

Telephone with free incoming calls. Prior arrangement with owner must be made to make outgoing calls from the cottage (at least 48 hours notice). Free wi-fi via a broadband hub/internet router, situated on the windowsill (wi-fi access code situated on the rear of broadband hub unit). If your laptop is not wireless enabled, connection to the router can be made via Ethernet cable (cable found in TV unit drawer) or USB.

Lighting via a central pendant chandelier lighting unit, one table lamp and two free standing standard lamps. Two lamps having push-switches on the bulb holder and one lamp with an in-line and direct switch. All electrical items are accessible.

Heating is via a radiator and a living flame coal-effect gas fire, in a Minster stone fireplace, with push-in and turn ignition switch.

Throughout the lounge, level oak flooring, with one large heavy rug.

## CONSERVATORY

Large conservatory accessed internally from the dining room area or externally via the conservatory's double entrance doors. Level laminate flooring with no rugs. Includes a wicker suite comprising of two wicker armchairs and one 2-seater wicker settee plus 2 additional small cane chairs with arm rests. Heating via natural sunlight and an electric convector heater. A range of tourist information leaflets within a display box.

Lighting via 2 table lamps with low energy bulbs, 2 central pendant ceiling lights with low energy bulbs and a free standing lamp with a low energy bulb. Lighting level is very good during day and night.

## **BEDROOMS**

There are 3 bedrooms on the first floor, all accessed via the stairs and landing, the floor covering is fitted natural sisal.

The master bedroom has one king sized bed, a built-in wardrobe (behind double wooden doors) with an accessible hanging rail, hanging shelving and x2 linen storage units. East facing windows. Additionally, a dressing table with digital TV and DVD mounted upon it (plus remote control units for both). Two bedside cabinets with radio/clock alarm upon one. Flooring is fitted natural sisal, level flooring, with 2 rugs, one either side of the bed. Heating via one radiator. Lighting via 2 bedside table lamps (in-line and direct switches) plus central pendant chandelier, all with low energy bulbs. Lighting level is very good, day and night. Although there is sufficient space around the bed, it is limited for wheelchair users.

Leading off the bedroom on the same level is an en-suite bathroom with a double sized shower cubicle and power shower, W/C, washbasin and heated towel rail. One bathroom rug and one small slatted square wooden duck board platform approx 50mm high for entering and exiting the shower cubicle. Lighting via ceiling recessed halogen bulbs.

The second bedroom has twin single (3 foot) beds that can be converted to one superking sized bed. A stand alone wardrobe, dressing table and single chair. Flooring is fitted natural sisal with one cotton floor rug. Bedside cabinet with clock alarm and lamp (push switch on the bulb holder). One central pendent ceiling light. Not accessible for wheelchair user due to limited space around the bed.

The third bedroom has one single 3 foot bed. Stand-alone wardrobe, bedside chair, and a dressing table. Flooring is fitted natural sisal with one cotton rug. Lighting is by a single ceiling pendent light plus one small lamp (in-line and direct switch). Again, not accessible for wheelchair user due to limited space around the bed.

There are windows to the front and rear elevations, the window levers are set at approximately 5' high.

## **BATHROOM/WC'S**

The family bathroom is based on the first floor and has a ceramic tiled floor. There is a built in Jacuzzi bath with power shower over and incorporates a glass shower screen (can be swung back or forth to allow better access to the bath). The shower over the bath has a flexible hose which is threaded through a soap holder unit; however the shower head can be lowered to the floor of the bath itself. The bathroom also incorporate a WC, hand washbasin with mirror above, heated towel rail and bathroom wall cabinet, the latter approximately set 5' high off the floor level. Bath mats and towels are provided. Lighting is via halogen ceiling recessed light bulbs and is very good night and day. Heating in the bathroom is via the heated towel rail.

There is an additional WC, washbasin and double shower cubicle unit with electric power shower in the master bedroom en-suite bathroom (see 'Bedrooms' above).

A ground floor WC and hand washbasin is also located in the cloakroom situated off the hallway. Lighting is via a central pendant ceiling light which is good day and night.

## **LAUNDRY**

There is an automatic washer/dryer machine located in the kitchen, next to the sink cupboard, and housed beneath the kitchen work surface. A folding airer is provided for the drying of laundry.

## **LEISURE FACILITIES**

There are extensive leisure facilities in the area, including swimming, golf, horse-riding, walking, sailing, rock-climbing, gym, diving, bird watching, cycling, etc. Full details can be found on the Coquet Cottages website and in the cottage.

## OUTDOOR FACILITIES

There is an enclosed garden with a 6' high fence and integral 2.5' high push opening hinged gate that can be opened via the push down lever/closing mechanism. There is a small lawn with flower and shrub borders and a small furnished patio area with 1 circular metal table and 4 accompanying chairs with arm rests. There are 3 additional plastic garden chairs in the shed. Two outdoor barbeques, one large (kept outside under a cover) and one small located in the shed (a key for the shed can be found on the full key set located in the key pouch in the kitchen)

## ADDITIONAL INFORMATION

There is a phone available in the cottage which can be used for freephone or emergency numbers. Chargeable calls can only be made by giving advance notification (at least 48 hours) to the owner prior to arrival. Instructions are contained in the 'Guest Information' file in the cottage.

Mobile phone reception is adequate in the cottage, however periodically it can experience patchy reception in certain parts of the cottage.

Smoking is not permitted in the cottage.

It is your responsibility to evacuate the cottage in the event of a fire (fire risk assessed).

## CONTACT INFORMATION

### Cottage Address and Cottage Owner Contact Details:

Ceolwulph Cottage  
3 Ceolwulph Close  
Warkworth  
Northumberland  
NE65 0BF

Owner: Mrs Yvonne Williams  
Tel: 0191 3887447 or Mobile: 0789 6248469

### Booking Agent:

Coquet Cottages  
44 Denwick Close  
Chester-le-Street  
Co. Durham  
DH2 3TL  
Tel: 0191 3883752    Mobile: 07712 657161  
Fax: 0191 3881072  
Email: [info@coquetcottages.co.uk](mailto:info@coquetcottages.co.uk)  
Website: [www.coquetcottages.co.uk](http://www.coquetcottages.co.uk)

Please contact either the owner or booking agent if you have any queries whatsoever about the accessibility of Ceolwulph Cottage or any elements within it.