

Access Statement for Coquet View

Introduction

Coquet View provides self catering facilities for up to 6 people. It is located on a quiet residential road with an open view and open access to the River Coquet. Up to 2 well behaved dogs are also welcome under strict house rules. The house is not suitable for wheelchair users, being constructed with 2 floors and all bedrooms being on the upper floors, although the ground floor is wheelchair accessible and there is a ground floor bathroom/WC. There is good space to move around in the house and a good range of lighting throughout the house. Parking is on the roadside immediately in front of the house and there is room for up to 3 cars with public parking opposite for more if required. The house is located in the centre of a village with several shops, pubs, restaurants and cafes, all of which can be accessed on a level with nothing more than kerbs to negotiate.

Pre-Arrival

Marketing

Marketing is carried out via the internet. Coquet View is advertised for letting via Coquet Cottages, who handle all bookings administration. The extensive website provides detailed information on the house, along with availability information and online booking. The web address is www.coquetcottages.co.uk.

Enquiries

All enquiries are directed to the Agent, Coquet Cottages.

Bookings

Bookings can be either made directly on-line, by telephone, fax, email or letter.

Website Accessibility

The website is fully W3C compliant.

This access statement is available either in printed or electronic format or can be viewed and printed directly from the website.

Location

Coquet View is situated in the heart of the village of Warkworth, with several shops, pubs, restaurants and cafes all within a few minutes easy walking distance. A precise location is provided via a link to Google maps from the cottage webpage. The nearest small town is Amble, 1 mile south. The nearest larger town is Alnwick, 7.5 miles north.

Grocery Provisions

Grocery provisions may be ordered online, via several Asda, Tesco's, Food Local Food (locally sourced organic groceries suppliers) and Rothbury Wines, for delivery to the house either prior or after arrival. Any specific requirement may be handled by Coquet Cottages upon request.

The nearest shop-mobility scheme is at Newcastle, 18 miles south.

Equipment Hire

Equipment hire services are available locally, please contact Coquet Cottages for advice.

Post-arrival & Car Parking Facilities

Parking

There is public parking for up to 3 cars directly in front of the house and more on the riverbank opposite. There are currently no charges to park in the public areas of Warkworth. Loading and unloading can be carried out just feet from the front door. There is access to the car from the rear of the house.

Entry

Outside the house is a stone paved pavement with a kerb down to a tarmac road where the car would be parked. There are 2 steps up to the front door with a small thresh. There are 2 signs to the house; a black metal plaque with gold lettering and glass etching in the door fanlight windows.

Contact details in case of any problems in accessing the house are provided with directions and key collection instructions.

Dogs

Dogs are welcome under our strict house rules which include them not being permitted in the bedrooms, not being allowed on any furniture (even with covers applied), not being permitted to be left in the cottage unattended and not being allowed to blatantly use the gardens and grounds as a toilet (any mess must be cleaned up and disposed of). They must also not be allowed to create a disturbance to the neighbours.

A bowl of water is left for them in the kitchen to enable a drink upon arrival. Dog towels, a chew/treat and dog toilet bags are provided. Dog beds and fleece blankets are available to hire by arrangement for a small additional charge.

There is an enclosed rear patio and a 4' gate leading to an enclosed, lawned garden. 3 sides of the garden have 6' fencing, walling or buildings bordering it and one side has a 4' wall with private gardens on the other side (and access through to the riverside and road).

Entering the House

External lights are lit for guests' arrival and at least 2 lights are also left on in the house, to aid initial entry and familiarisation.

Entry to the house is via the front door. Keys are retrieved from a keysafe at shoulder height with a combination lock. A code being provided alongside directions prior to arrival. There are 1 steps up to the front door to enter the house.

Keys for the rest of the house can be found on the kitchen table.

Welcome Pack

A Welcome pack is provided which typically comprises; a selection of teas, coffees and sugar; milk; biscuits; complimentary toiletries for adult guests; mineral water for all adults guests; toilet rolls, kitchen roll, foil and cling film; a local newspaper; fresh flowers; sweets for children; treats for dogs; dog toilet bags and a towel for dogs. There may also be a small loaf of bread, butter, jam and a bottle of wine.

Main Entrance

There is one main entrance. The door is solid hardwood with a yale lock.

There are 2 sets of keys provided, to enable the party to leave and enter independently. If another set is required, we suggest leaving one of them in the keysafe and memorising the code. The keycode is provided to the main point of contact in the party.

The ground floor to the house is all on one level. There are metal and wooden thresh's at the doorways between rooms and there is a thresh separating the kitchen laminated floor from the dining room floor and the hall carpet from the cloakroom lino floor. Contrast between flooring and skirtings and doors is good.

Hall, Stairs, Landing, Corridors etc

The house has 2 storeys, accessed by carpeted stairs. There is no lift. Each floor has only one level - there are no steps between areas within one floor.

The house is carpeted throughout the hall, stairs and landing and bedrooms. The kitchen and ground floor bathroom are floored with high quality laminate tiles with a thresh bar separating the different types of flooring. The first floor family bathroom is tiled throughout in travertine marble with non-slip rugs.

A house telephone is provided, which has outgoing calls barred without payment by debit or credit card. Incoming calls are permitted free of charge, contact Coquet Cottages for the telephone number if required. Emergency numbers are free of charge. Mobile reception is reasonably good within the cottage and in the immediate area.

Dining Kitchen

The kitchen is on the ground floor, all on one level. The flooring is laminate. There are double French windows leading down 2 steps to a level, paved patio area. There is a sash window with blind and the French windows have full length curtains.

There is a small, glass dining table with 4 wrought iron chairs with cushions.

There is a freestanding (but fitted into a chimney area) stainless steel double oven, with one large and one small electric oven. This oven has a ceramic hob with 5 rings and there is an extractor fan with integrated double light.

There is an underbench larger fridge and an underbench freezer, a full size dishwasher and a microwave. There is a Gaggia coffee machine, a 4 slot stainless steel toaster, an electric steamer and a TV with digital channels and integrated DVD player. There is a digital radio. The kitchen is very well equipped with lots of crockery, glasses of various types, cutlery, serving dishes, pans and kitchen utensils.

Crockery is stored at chest and waist height, cutlery is stored at waist height and pans and bowls, etc. are stored at base unit level.

Lighting is very good and is provided by downlighter spotlights and underbench lighting.

Drawing Room

The large drawing room has a large inglenook fireplace with a woodburning stove at one end

and a cast iron decorative fireplace at the other. The room is carpeted in sisal with underfloor heating. There are 2 large, almost full length Georgian sash windows which are operational and look out onto the River Coquet. There is adequate seating for at least 6 persons in 2 distinct seating areas. Lighting is very good with both ceiling chandeliers and 2 reading lamps.

Dining Room

The dining room has a large oak refectory table, with 6 high back chairs, but is extendable to seat 10 comfortably. There is a bookcase with a large choice of books, DVD's and CD's and two toy cupboards containing toys and books for all ages. One of these cupboards also houses the vacuum.

Ground Floor Bathroom

The ground floor WC/cloakroom is wheelchair accessible but the toilet is standard, with no grab rails, etc. There is a full size bath with mains shower over and a glass shower screen, a toilet and vanity sink. There is a very large mirror on one wall and a Georgian sash style window overlooking the patio area, with a vanity curtain and blackout style blind.

Laundry

In a separate stone building, which is access from the patio garden, there is a large storeroom which houses a washer, tumble dryer and second large fridge and freezer as well as the boiler. There is also a Belfast sink suitable for washing muddy boots, etc. The refuse bins are also kept in this room, along with a store of wood for the stove and the flood defense barriers for the external doors of the house. There is also an adult bicycle, a BBQ and several other amenities for the summer months.

Bedrooms

All bedrooms are located on the first floor and are not wheelchair accessible due to being on different levels with several steps between them. Smoke detectors are provided on both ground and first floors.

The twin bedroom has a digital TV with DVD player and remote control. It can be relocated to any of the bedrooms as there are aerial points in each room. There are small armchairs in each bedroom.

All bedrooms are carpeted throughout. Lighting is by main central pendant lights and complemented by table lights at each bedside. The lighting is bright in all rooms. All bedrooms have good colour contrast between floors, walls and furniture. There are sliding sash windows in each bedroom.

Bedroom 1 has a superkingsize bed with a luxury pocket-sprung mattress with a memory foam top. This room has an en-suite washroom with a vanity basin and toilet. The toilet is down one step.

Bedroom 2 has twin single 3' beds with luxury mattresses which are connectable to make a superking size bed.

Bedroom 3 has a kingsize bed with a luxury pocket-sprung mattress.

All beds have luxury cotton (high thread count) bedlinen and luxury towels are provided too.

En-suite Bathroom

Bedroom 3 has an en-suite/family bathroom. There is a larger sized bath with power shower over and glass shower screen, vanity sink and toilet. There is a sliding sash window.

Grounds and Gardens

The front 'town style' garden is narrow and gravelled with potted plants. At the rear of the property, accessed from French windows in the kitchen, is a patio area. There are 2 steps down from the French Windows onto the paved patio area, which is level. There is a wooden gate with a spring closer leading to a lawned garden area with shrubs and seat to sit out. There are no steps apart from 1 step to a shed which is not accessible by our guests.

Outdoor Facilities

There is a small front planted area of garden and at the rear of the house is a small gravelled garden with a circular paved patio. A table and chairs are provided in the garden. There are outside lights at both front and back doors.

Leisure Facilities

TV's are provided on the ground floor in the lounge, in the kitchen and one upstairs in the first floor twin room – although there are aerial sockets in all 3 bedrooms, so the TV could be moved around upstairs and the kitchen TV could also be relocated upstairs if required. Freeview channels are available on all TV's and a DVD player is provided as integral or linked into all TV's.

There is a PlayStation 3 games console and a large selection of games available in the drawing room.

Wi-fi Broadband internet access is provided free of charge upon request. If a password is requested, it can be found in the Guest Information Book.

Additional Information

Advice is provided in the Guest Information File of what to do in the event of an emergency, ie: where the exits are and advice on where to store keys.

Emergency torches are provided in bedside tables to aid escape in the event of a power failure.

Dogs are permitted under strict house rules, which will be provided upon enquiry and upon booking. They are strictly banned from the bedrooms and from climbing on any furniture – even with covers applied.

Emergency contact numbers are provided both at the time of booking and in a clearly labelled Guest Information File. Emergency service numbers are printed on laminated cards and kept with the telephone.

No smoking is permitted in the house.

Contact Details

Owner

Mrs Julie Ringland
44 Denwick Close
Chester-le-Street
Co. Durham
DH2 3TL
Telephone: 0191 388 3752
Mobile: 07712 657161

Agent

Coquet Cottages
44 Denwick Close
Chester-le-Street
Co. Durham

Telephone: 0191 3883752 or 07712 657161
Fax: 0191 388 1072
Email: info@coquetcottages.co.uk
Website: www.coquetcottages.co.uk

Hours of operation: Coquet Cottages office is open from 9am to 6pm Monday to Friday and 10am to 4pm at weekends. The owners are contactable at any time.

Local Services

Local equipment hire companies: Available upon request from Coquet Cottages.

Local public transport numbers: Available upon request from Coquet Cottages.

Local accessible taxi numbers: Available upon request from Coquet Cottages.

We welcome your feedback to help us continually improve if you have any comments please phone 0191388 3752 or email info@coquetcottages.co.uk