

Access Statement for Ember Cottage

Property Details

Ember Cottage

Ember Lane
Warkworth
Northumberland
NE65 0UL
Telephone in the property: 01665 714898

Introduction

Ember Cottage provides self catering facilities for up to 3 adults and 2 children (in bunk beds) and a baby, with the addition of a travel cot.

It is located along Ember Lane, the cottage has no vehicle access. The nearest road is 150 metres from the gate to Ember cottage. Parking is on the Butts, outside 1 Bridge View. This road has a river with unrestricted access on the opposite side.

Up to 2 well behaved dogs are also welcome under strict house rules which are available to view on our website www.coquetcottages.co.uk and are also provided at the time of confirming the booking. The house is not suitable for those with disabilities, being constructed with 2 floors and all bedrooms being on the upper floors and accessed via a steep open plan staircase. 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 roadside kerbs to negotiate, although some shops and the castle are situated on a sloping hill.

A house telephone is provided, an honesty box operates. Incoming calls are permitted free of charge. The telephone number of the cottage is provided alongside directions and key collection instructions, if required beforehand it can be requested from Coquet Cottages. Emergency numbers are free of charge. Mobile reception is reasonably good within the cottage and in the immediate area.

Smoke detectors are provided on both floors of the cottage and a fire blanket and first aid kit is provided in the kitchen.

No smoking is permitted in the house.

Pre-Arrival

Marketing

Marketing is carried out via the internet. Ember Cottage 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 can be viewed online via the Coquet Cottages website and is available either in printed format via the website or electronic format upon request.

Location

Ember Cottage is situated in the heart of the conservation 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 Coquet 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 stores including Asda, Tesco's, Food Local Food (locally sourced organic groceries supplier) and Rothbury Wines, for delivery to the house either prior to or after arrival. Any specific requirement may be handled by Coquet Cottages upon request, for which there may be a small charge depending upon the request.

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

Welcome Pack

A Welcome pack is provided which typically comprises the following but is subject to minor variation;

- Tea bags, coffee and sugar
- A carton of fresh milk
- Fresh Fruit
- Fresh Bread
- Complimentary toiletries for adult guests (hotel sized 30ml bottles usually)
- A bottle of White Wine for all adults guests
- One/two toilet rolls per toilet
- Kitchen roll, foil and cling film are usually provided but cannot be guaranteed
- A local Gazette (published weekly on a Thursday)
- Fresh flowers
- Fruit juice for children
- A treat, toilet bags and a dog towel for dogs

Equipment Hire

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

Arrival and Car Parking Facilities

Parking is limited to the roadside in The Butts. Ember Cottage is accessed along Ember Lane with a walk of approximately 150 metres – an unmade path. There are currently no charges to park in the public areas of Warkworth. Loading and unloading can be carried out from the car, a trolley is provided.

Entry into the Property

From the gate off Ember lane, access to the cottage is via a gravel pathway which is level right up to the house, it is lit by dusk/dawn automatic lighting. Access to the house can be made via the front door or conservatory door. The front door has no step and the conservatory has a 5" high thresh. The front door is timber with a Eurolock, the key safe is situated here. This area benefits from an outside light which comes on automatically.

Entry to the house is via the front door. Keys are retrieved from a key safe which is alongside the letterbox. It has a combination lock, for which the code is provided alongside directions prior to arrival. The front door key is in the safe. If the key is left in the key safe, then by noting the key safe code, any member of the party can gain access if the others are out. Keys for the rest of the house can be found in the doors. In winter some internal lights are lit to aid initial entry and familiarisation with the cottage.

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

The house has tile and hard wood on the ground floor, the first floor has carpet with the exception of the bathroom and en-suite which are tiled.

Internal passageway, Stairs, Landing, Corridors etc.

The house has 2 storey's, accessed by wooden open plan stairs. There is no lift. The ground floor has several levels; a 3" step up from the passage to the utility; a 5" step down from the utility to the lounge and two 5" steps down to the conservatory.

The stairs are quite steep with wooden open treads. Care needs to be exercised until familiar with them. A banister on each side is provided as an aid in using them.

A stairgate is situated at the top of the stairs primarily to prevent dogs gaining access upstairs. This must be kept in place when dogs are staying at the cottage but can easily be removed and stored in the adjacent games area.

Lounge

The lounge is accessed from the utility or the conservatory. The lounge has a hardwood floor. Furniture includes: a three seater sofa and 2 x single seats and a nest of oak tables. There is a wood-burning stove in an inglenook fireplace, for which an initial supply of wood, firelighters and matches is provided between October and March. More supplies can be either purchased locally or provided and delivered by a local supplier for cash on delivery. Contact Coquet Cottages for more information. There is a rug in front of the fireplace with a thickness of around ½".

Conservatory

Accessed from the lounge via double French windows, the conservatory has a tiled floor and is fully glazed with full length wooden venetian blinds. Furniture includes a table and four chairs, 2 x two-seater sofas and an oak coffee table. There are 2 wall lights and a radiator.

Self-Catering Kitchen

The kitchen is on the ground floor, all on one level and is generally spacious. The flooring is natural slate and therefore by nature slightly uneven.

Kitchen appliances and facilities:

- Electric double oven (one large and one small oven) and a four ring electric hob
- Integrated fridge freezer
- Microwave
- Integrated Dishwasher
- Electric kettle and toaster
- Coffee, espresso maker

The kitchen benefits from ten place setting set of crockery stored in wall cupboards. Cutlery is stored at waist height in drawers. Low level cupboards have heavier pots and pans and glassware as well as plastic plates, bowls, beakers, knives, forks and spoons for picnics or children. A selection of Tupperware is provided.

Lighting is very good and is provided by downlighter spotlights. The sink is situated in front of the window that provides natural light. Furniture includes a table and six chairs.

The kitchen has under floor heating operated via a timer and is thermostatically controlled. An electric radiator/towel dryer is also provided.

Utility Area

Situated between the passageway, kitchen and lounge, this room contains a washer/dryer and utility sink. There is a door to a very small rear yard area that is not used.

Bedrooms

There are 3 bedrooms located on the first floor; all are fully carpeted with bedside rugs.

The master bedroom has a kingsize bed with a medium firmness mattress, a synthetic continental quilt and good quality bedlinen. Pillows are synthetic, so suitable for those with an allergy to feathers. There is a window overlooking the pretty garden, which provides a good deal of natural light, this is supplemented by good ceiling lighting in addition to bedside lights on either side of the bed. A double wardrobe and chest of drawers is provided for storage.

There is an en suite shower room off the master bedroom, with a WC, WHB and large walk in shower cubicle with a mains shower.

There is a second, single bedroom to the front elevation of the cottage, with a large window overlooking the pretty garden, which provides a good degree of light. There is a single bed, wardrobe and chest of drawers. The bed has a medium firm mattress and good quality, synthetic duvet and pillows.

There is a third bedroom with a set of 2 bunk beds. These beds are suitable for children of 12 years or younger only. There is a wardrobe and chest of drawers in this room also. Natural light is provided by a single velux window.

All bedrooms have good colour contrast between floors, walls and furniture.

Bathroom

The bathroom is situated on the first floor, between the bunk bed room and the landing. It has a freestanding roll top bath, WHB and WC. Natural light is provided by a window and supplemented by good ceiling downlighters and a mirror above the sink. The flooring is laminate.

Grounds and Gardens

Ember Cottage has a good-sized enclosed garden bordered by 6' walls and fencing and there is a gate of approximately 5' height leading out towards the Ember Path, which leads to the road. There is a table and chairs situated on the lawn. The lawn is bordered by a wide variety of trees and flowering shrubs, providing a very pleasant environment at all times of the year. Lighting is provided along the length of the gravel path, which leads from the gate up to the front door. The wheelie bins and wood store can be found at the bottom of the garden.

Dogs

Dogs are welcome and a bowl of water is left for them in the kitchen to enable a drink upon arrival. A dog towel, a treat and dog toilet bags are provided. Dog beds and fleece blankets are available to hire by arrangement for a small additional charge – see the booking form or enquire direct to Coquet Cottages.

Dogs are not permitted in bedrooms or on any furniture. They must be kept downstairs at all times. The staircase is in fact quite dangerous for dogs to attempt to climb, so you are strongly advised to keep them downstairs for this reason in particular.

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.

Emergency contact numbers are provided both at the time of booking and in a clearly labelled Guest Information File. Emergency service numbers are kept next to the cottage telephone.

Owner

Mr Graeme Popay

Address:
Moor House Adventure Centre
Rainton Gate
Houghton-le-Spring
Tyne & Wear
DH4 6QY

Telephone: 0191 5841703 or 07976 961070

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.

Local Services

We welcome your feedback to help us continually improve if you have any comments please phone 0191 388 3752 or email info@coquetcottages.co.uk.