

Access Statement for Estuary Cottage

Property Details

Estuary Cottage

2 Bridge End
Alnmouth
Northumberland
NE66 3NF
Telephone in the property: 01665 830917

Introduction

Estuary Cottage provides self catering facilities for up to 6 people and a baby with the addition of a travel cot.

Location

Estuary Cottage is the first house on the left hand side of the road as you drive over the estuary bridge into Alnmouth. This is a B road and is the main access to Alnmouth. The village itself is on the coastal route and is 5 miles from the historic town of Alnwick, 5 miles from Warkworth and 6 miles from the fishing port of Amble.

Up to 2 well behaved dogs are also welcome under our house rules for dogs 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 generally suitable for those with disabilities, being constructed with 2 floors and all bedrooms being on the upper floors and accessed via a U-shaped staircase. The house is located on the edge of a village adjacent to the estuary with several shops, pubs, restaurants and cafes, all of which are within easy walking distance (500m approx.) A public footpath is available either direct to the centre of the village or via the river walk which takes you around the estuary to the beach or to the village.

A house telephone is provided, which has outgoing calls barred without payment by debit or credit card. 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. Estuary 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.

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 or after arrival. Any specific requirement can 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, 23 miles south.

Welcome Pack

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

- A selection of teas, coffees and sugar in sachet format
- A carton of fresh milk
- A packet of biscuits or home-made cake
- A bottle of wine
- Complimentary toiletries for adult guests (hotel sized 30ml bottles usually)
- A bottle of mineral water for all adults guests
- One/two toilet rolls
- Kitchen roll, foil and cling film are usually provided but cannot be guaranteed
- A local Gazette (published weekly on a Thursday)
- Fresh flowers
- Sweets and 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

Off street parking is available for two cars on a gravelled drive at the front of the property.

Entry into the Property

From the roadside, access to the house is via a gated gravel drive or paved footpath. Access to the house can be made via the front door. The access has a step and small thresh into the hallway. The front door is half-glazed with decorative glass and there is an outside light which is lit for guests' arrival. There is a Yale lock at mid height. 1 key is required to open the door.

The rear door is via patio doors this has a step and small thresh; access to the garden is gained from the large kitchen diner.

Entry to the house is via the front door. Keys are retrieved from a key safe at shoulder height with a combination lock. A code being provided alongside directions prior to arrival. If the key is left in the key safe when leaving the house, then by noting the key safe code, any member of the party can gain access to the house by retrieving the key from the key safe if other party members are out. There is 1 step up to the front door to enter the house. Keys for the rest of the house can be found on the kitchen table. Lights are lit in the kitchen and lounge 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 ground floor to the house is all on one level and is hardwood throughout, other than the cloakroom off the hallway which is tiled. Contrast between flooring, skirting boards and doors is good.

The first floor bedrooms, hall and stairs of the house are carpeted, the bathroom and ensuite ceramic tiles.

Stair gates are situated at the bottom and top of the stairs the bottom gate primarily to prevent dogs gaining access upstairs. These must be kept in place when dogs are staying at the cottage but when open, they do not obstruct access to the stairs.

There is a cloakroom with wash hand basin and WC situated off the hallway. There are no grab rails installed to the cottage.

Lounge

The lounge is accessed from the hallway via a half-glazed oak door with a standard handle.

The lounge has hard wood flooring and has 1 x two-seater settee, 1 x 3-seater settee and a single armchair, a matching coffee table is provided. A decorative stove with electric fan heater is the additional heat source installed on a fireplace. A flat screen TV and games console are provided.

Self-Catering Kitchen

The kitchen is on the ground floor, all on one level and is generally spacious. The flooring is high quality hardwood and there are usually 2 rugs provided, a doormat is provided at the patio doors.

There is a large dining table with 6 high backed leather chairs. Two covered bucket chairs and coffee table are also available.

Wall mounted flat screen TV.

Kitchen appliances and facilities:

- Gas stainless steel hob and electric fan assisted oven.
- Large integrated fridge /freezer
- Integrated dish washer
- Microwave
- Electric kettle and toaster
- Coffee, espresso maker

Most crockery and pans are stored at lower bench level via pull out deep drawers. Cutlery is stored at waist height. Cups and mugs are stored at chest level cupboards.

Lighting is very good and is provided by downlighter spotlights. There is additional lighting provided under the upper cupboards to illuminate the benches. Decorative lights have been installed at low level to the plinth boards. Windows are situated in front of the sink and to the side which provides natural light. The patio doors provide natural light to the dining area. The boiler is situated in the corner of the kitchen at eye level and is housed in an oak cupboard accessed by a door.

Hallway

An under stair cupboard provides space for the washing machine/dryer and ironing board. A small collection of cleaning products can be found here as well as dust pan and brush.

Bedrooms

There are 3 double size bedrooms located on the first floor; all are fully carpeted with bedside rugs. All on one level.

The master bedroom is spacious and has a king-size wall mounted bedstead with a medium firmness pocket sprung mattress, a goose down continental quilt and high quality bedlinen. Pillows are a mixture of feather and synthetic. Synthetic bedding can be provided on request for those with an allergy to feathers. A large double window provides good natural light, 2 bedside table lamps on either side of the bed and a central ceiling mounted lamp.

An en-suite bathroom provides walk in shower, wc and washbasin

There is a double wardrobe and a chest of drawers. A leather covered chair is provided.

The second double room has 2 single divan beds, each aligned against the walls on either side of the room, with a bedside cabinet and lamp in between. There is a bedside rug, a double wardrobe and a small chair. There is a double window providing plenty of natural light, supplemented by a bright ceiling light and a bedside table lamp. There is a large wall hung mirror.

The third bedroom is again a double to the front elevation of the property, this provides again a king size bed with wall mounted head board a medium firmness pocket sprung mattress, a goose down continental quilt and high quality bed linen. Pillows are a mixture of feather and synthetic. Synthetic bedding can be provided on request for those with an allergy to feathers. A double wardrobe and set of drawers, bedside cabinets and table lamps provided. A leather covered chair is provided.

All 3 bedrooms have good colour contrast between floors, walls and furniture.

Bathroom

The bathroom is situated on the first floor, on the left hand side of the landing. It comprises an extra-large bath with Jacuzzi and lighting features. Low level WC and basin with pedestal. A separate shower tray and glass enclosure with double sliding doors. Natural light is provided by a window and supplemented by good ceiling downlighters. The flooring is high-quality ceramic tiles.

Grounds and Gardens

Estuary Cottage has a front and rear garden, the front is laid to decorative gravel parking and a raised flower bed, there are border plants to the perimeter of the garden. Access to the off road parking is through double wrought iron gates. The rear garden is laid to decorative gravel has raised rockeries and a raised decking patio which is accessed by

paving stone steps. A wooden patio set with 4 chairs and parasol are positioned on the decking. A large paved patio area is available with flower bed and a garden seat. A portable BBQ and a small selection of kid's beach toys are available. To the side of the cottage, space has been provided for wheelie bins. An outside tap and garden hose can be found on the side wall.

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 in the kitchen area overnight.

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.

Dogs are permitted under 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

Alan Wood
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Felton
NE65 9HS

Telephone: 01670 783359

Agent

COQUET COTTAGES

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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.