

Access Statement for Hotspur Cottage

Property Details

Hotspur Cottage

2 Hotspur Court
Warkworth
Northumberland
NE65 0UG
Telephone in the property: 01665 712 575

Introduction and Summary

Hotspur Cottage provides self catering facilities for up to 2 people and a baby with the addition of a travel cot.

It is a mid-terrace single storey cottage located within a quiet, gated courtyard just off the main street in the village. There is a pedestrian pathway and minor access road outside the courtyard gates leading around 30yds to the main square in one direction and around 100yds to the riverbank in the other. Parking is available on the riverbank in reserved 'Residents Only' bays or in the main square. There are no parking charges.

1 medium or large or up to 2 small, 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 designed to be suitable for those with disabilities, although being all on one level will make it suitable for guests who have difficulty with stairs. The cottage 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 slight inclines and roadside kerbs to negotiate, although some shops and the castle are situated on a steeper, sloping hill.

A house telephone is provided, which has outgoing calls barred without payment 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. Calls to emergency numbers are free of charge. Mobile reception is very limited within the cottage but clearer on the riverbank or in the centre of the village.

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

No smoking is permitted in the cottage.

Pre-Arrival

Marketing

Marketing is carried out via the internet. Hotspur 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

Hotspur 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 Hotspur 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 suppliers) 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.

Equipment Hire

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

Arrival and Car Parking Facilities

Parking for one car is available in a 'Residents Only' parking bay area approximately 100yds down the lane from the cottage. There are 6 bays but they are not allocated exclusively to any house, so if they happen to be all used, further parking is available just a few yards further along the riverbank. Alternatively, free parking is also available in the main street of the village and main square which is around 50-75 yards from the cottage. There are currently no parking charges to park in Warkworth. Loading and unloading can be carried out from the car directly outside the gates to the courtyard before then parking the car. Please be aware that this will result in the access road being blocked whilst the car is parked outside the gates, so the car must be moved to a parking bay as soon as loading or unloading is complete.

Entry into the Property

From the roadside, access to the house is via a tarmac lane which is mostly level right up to the cottage. There is a small step from Brewery Lane into the courtyard. Access to the cottage is by the front and only doorway. The front door has 1 step of around 6" and across a thresh into the hallway. The front door is UPVC, part-glazed with decorative glass and there is an outside motion sensor light which is lit for guests' arrival. There is one lock at chest height with only one key required to open the door.

The key for gaining access to the cottage is retrieved from a key safe located to the left side of the front door, at shoulder height, and has a combination lock. A code is provided alongside directions prior to arrival. It is recommended that if the party splits up, that the key is kept in the key safe so that either person can gain access to the cottage at any time if they keep the code with them. Lights are lit outside the cottage and in the hallway and kitchen 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.

There are metal or wooden thresholds at the doorways between most rooms. Contrast between flooring, skirting's and doors is good.

The hallway, lounge and bedroom floors are fitted with carpeting. The kitchen floor is covered in high quality wood-effect vinyl. The bathroom is covered in porcelain tiles. Non-slip mats are provided for all hard floors.

A comprehensive Guest Information File is provided which provides an extensive amount of information essential for your stay, including practical details relating to the cottage, such as how to control the heating and what to do with refuse, health and safety warnings, the location of the nearest facilities and suggestions for places to visit and dine out.

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 small loaf of locally baked bread
- A jar of locally made jam
- A pack of butter
- 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 Northumbrian Gazette (published weekly on a Thursday)
- Fresh flowers
- Sweets and fruit juice for children
- A treat, toilet bags and a dog towel for dogs

Lounge/Diner/Kitchen

The lounge/diner/kitchen is open plan and accessed from the hallway via a fully glazed painted oak door with a standard handle.

The lounge is carpeted with a large, deep pile rug in front of the fireplace. There is a 2 seater, leather covered settee and a single leather armchair with velvet covered seat.

There is a small occasional table situated between both seats and a reading light provided, as well as a 3 light chandelier at ceiling level and a further table lamp in the corner of the room to provide ambient light.

There is a glass dining table and 2 leather covered dining chairs situated in front of 2 windows overlooking the pretty courtyard.

There is an electric stove-style fire, providing the effect of a wood-burning stove.

A large flatscreen TV is wall mounted at chest level and provides Freeview digital channels. There is a DVD player and a Hi-Fi with MP3/iPod docking station. Remote controls are provided for all items. There is a large selection of books and CD's available for your use.

A PlayStation 2 games console with a selection of 10 games is also provided.

Instructions for all equipment in the cottage can be found at the back of the Guest Information File.

Lighting in the lounge/dining area is excellent, with a 3-light ceiling chandelier, standard lamp for reading and a further table lamp. Downlighters in the kitchen area also provide a good source of light for the lounge area.

Kitchen Area

The kitchen is open plan to the lounge/dining area. The flooring is high quality wood-effect vinyl. Lighting is very good, provided by several ceiling downlighters and a light above the hob area. There are underbench lights to illuminate the work surfaces, as well as lights inside some of the cabinets.

Kitchen appliances and facilities:

- Electric 45cm stainless steel electric fan assisted oven with knob controls
- Ceramic 4 ring hob with touch controls.
- Extractor fan with integral light above the hob.
- Under bench integrated larder fridge
- Under bench integrated freezer
- Microwave with simple knob-style controls (not digital touch controls)
- Electric kettle
- Gaggia coffee, espresso maker
- Cafetierre
- Dishwasher
- 2 slice toaster
- Electric Steamer
- Battery operated food scales

Most crockery, pans and cooking dishes are stored at lower level in large pull-out drawers and a cupboard. Cutlery and utensils are stored in a drawer at waist height. Cups and mugs are stored in a chest level, glazed and illuminated cupboard.

The boiler is situated in a cupboard in the hallway. The boiler temperature and timings are set by the owners according to the season. If adjustment is necessary, please ensure the settings are returned to that found upon arrival, to avoid difficulties for the next guests.

Wheelie bins for general refuse and recyclable materials are located behind a wooden bin store in the courtyard area. There is a fortnightly collection system in place for blue bins (recyclable items) and green bins (general household waste), full details are provided in the Guest Information file and also on a chart affixed to the kitchen wall.

Bedroom

There is 1 double size bedroom located just off the hallway, all on one level.

The bedroom has a kingsize divan bed with cast iron bedhead and half-tester style drapes above. The mattress is pocket sprung and medium firmness. The duvet provided will usually be goose or duck down but synthetic can be substituted upon request. 5 pillows are provided: 2 pillows are down and 3 are synthetic. One pillow is kept in the top of the wardrobe as a spare/additional pillow. Good quality bedlinen and a overthrow blanket for additional warmth are provided.

Bedside rugs are provided on either side of the bed.

A large wardrobe is provided, along with a 4 drawer chest and 2 bedside cabinets. A large wall mirror is positioned above the chest of drawers, which doubles as a dressing table. There is a chair in the corner of the room, along with a linen basket.

A small box of essential items can be found in the wardrobe in case anything is forgotten and needed before the shops are open, such as toothpaste and toothbrushes, razor, antiperspirant, etc. Please replace any items used before the end of your holiday.

Lighting is via a central 5 light chandelier and bedside table lamps.

There is a flat screen TV positioned on the chest, immediately opposite the bed, providing Freeview digital channels and a DVD player. Remote controls are also provided.

There is one window providing a good level of natural light. Light curtains are supplemented by a blackout style roller blind.

There is a good colour contrast between floors, walls and furniture.

Bathroom

The bathroom is situated just off the hallway and is compact. It comprises a full size bath with mains shower over, low level WC and pedestal basin. The bath has a shower curtain. There is no window but good extraction and powerful downlighters provide a good level of light.

The flooring is high-gloss porcelain tiling and a non-slip rug is provided. A non-slip bathmat is also provided for use inside the bath. There is a large heated towel rail which provides heating to the room as well as drying for the towels. Hooks are fixed to the rear of the bathroom door.

A small supply of complimentary toiletries are provided, including shower gel, shampoo, hand and body cream, soap, shower cap and essentials/sewing kit.

A large cabinet is provided for the storage of toiletries.

Grounds

The courtyard belongs to Hotspur Cottage, but the residents of the 4 adjacent apartments have a right of access over it to access their properties. A seat is provided to enjoy the outside space.

Dogs

1 large or medium dog or up to 2 small dogs are welcome and a bowl of water and 1 food bowl is left for them in the kitchen to enable a drink upon arrival. A dog towel, a treat and dog toilet bags (for each dog) 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 the bedroom or on any furniture. They must be kept in the hallway (which is warm and spacious) overnight. Dogs must not be left in the cottage unattended under any circumstances.

The courtyard is not to be used as a toilet for dogs, the riverbank is just a few yards away and should be used for toileting and exercising dogs. If any accidents occur in the courtyard, it must be cleaned up immediately. Dogs should not be allowed to roam freely in the courtyard unless their owners are present to supervise them and are prepared to put them on their leash immediately upon someone else entering the courtyard, as the other residents should be able to access their properties without fear of encountering an unleashed/uncontrolled dog.

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.

An emergency torch is provided in a bedside table to aid escape in the event of a power failure.

Dogs are permitted under very 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

Mrs Julie Ringland

Address:
44 Denwick Close
Chester-le-Street
Co. Durham
DH2 3TL

Telephone: 0191 388 3752 or 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.

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.