

Access Statement for Lane End Cottage

Property Details

Lane End Cottage

1 Brewery Lane
Warkworth
Northumberland
NE65 0UX
Telephone in the property: 01665 712 037

Introduction

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

It is a stone-built end-terrace cottage located at the end of a quiet lane adjacent to the River Coquet. There is a pedestrian pathway and minor access road between the cottage and the riverside, with parking in reserved 'Residents Only' bays next to the cottage.

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 generally suitable for those with disabilities, being constructed with 2 floors with the bedroom and bathroom on the upper floor accessed by a staircase. However, 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 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 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. Lane End 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

Lane End 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 Lane End 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.

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

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 immediately adjacent to 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. There are currently no parking charges to park in Warkworth. Loading and unloading can be carried out from the car directly to the front door of the cottage before parking.

Entry into the Property

From the roadside, access to the house is via a tarmac lane which is level right up to the house. Access to the house is by the front and only doorway. The front door has no step but a shallow thresh into a small hallway. The front door is timber, part-glazed with decorative glass and there is an outside light which is lit for guests' arrival. There is both a Yale and traditional lock at mid and lower height. 2 keys are required to open the door.

Keys for gaining access to the cottage are 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 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.

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

The hallway and lounge floors are fitted with solid Oak. The kitchen and bathroom floors are covered in high quality Amtico vinyl tiles. The stairs and bedroom are carpeted.

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 stairs consist of 1 main flight onto a small landing, with a turn left, up on step onto the landing. There is a banister rail for the full length of the main flight. A small window provides natural light to the stairwell during the day. There are 2 ceiling lights on the landing and 1 ceiling light in the lower hall, so lighting is very good.

A stairgate is situated at the top of the stairs to help prevent dogs gaining access to the bedroom, as it is a condition of booking that dogs are not to be permitted in the bedroom. This must be kept in place when dogs are staying at the cottage but can easily be removed if not by pushing the clip at the lower hinge. It can easily be stored in the ground floor under stairs cupboard.

Lounge

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

The lounge is covered in solid oak plank flooring and there is a large, deep pile rug in front of the fireplace. There is a large 3 seater, fabric covered settee and a single leather armchair with footstool. There is a large coffee table in front of both chairs and a small occasional table with a table lamp adjacent to the leather armchair.

There is a 6' x 3' oak dining table and 4 high-back fabric covered dining chairs. There is a wood-burning stove housed in a sandstone inglenook fireplace for which an initial supply of logs, kindling and firelighters are provided between October and April. Further supplies can be purchased locally, including from the Village Store, which is just around 100 yds from the cottage.

There is a 6' antique pine glazed bookcase full of books and DVD's. There is a large flatscreen digital TV located on a pine TV cabinet, which has a DVD player and Freeview channels. There are shelves fitted to the left side alcove of the fireplace, filled with books and DVD's. In this area there is also a CD/radio hi-fi system with an MP3 player dock. 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 ceiling downlighters, a pendant light directly above the dining table, a large wall light above the TV and 2 table lamps at either end of the lounge.

Self-Catering Kitchen

The kitchen is on the ground floor, all on one level is of a 'galley' style. The flooring is high quality Amtico vinyl floor tiles. Lighting is very good, provided by several ceiling downlighters and there are also 2 Velux windows in the roof, as well as 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 and a ceramic 4 ring hob.
- Extractor fan with integral light above the hob.
- Large free-standing fridge freezer
- Microwave
- Washer/dryer
- Electric kettle and toaster
- Coffee, espresso maker
- Dishwasher
- 2 slice toaster
- Food mixer
- Electric Steamer

Most crockery is stored at chest height via kitchen cupboards. Pans and cooking dishes are stored at below bench height level. Cutlery is stored at waist height. Cups and mugs are stored at chest level cupboards.

The boiler is situated in a walk-in storage area, which is situated to the rear of the cottage and accessed from outside only by way of a key, which is provided on the coffee table. The boiler is set by the owners according to the season and a timer programme unit is situated in the kitchen, which again is set by the owners but can be altered if absolutely necessary. The storage area also houses the refuse bins. 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.

Bedrooms

There are 2 double size bedrooms located on the first floor; both are fully carpeted with bedside rugs. All on one level.

The master bedroom is spacious and has a kingsize cast iron 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. There are windows on 2 elevations providing a good deal of natural light, this is supplemented by a bright chandelier, a table lamp at one side of the bedroom and 2 bedside table lamps on either side of the bed.

There is a cast iron, non functioning fireplace, a double wardrobe and 2 chests of drawers.

A small TV is provided which has Freeview channels and an integrated DVD player. There is a telephone socket in this room, in order that the telephone can be re-positioned here instead of the sun room.

The second double room has 2 single divan beds, each pushed 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 are windows to 2 elevations providing plenty of natural light, supplemented by a bright ceiling light and a bedside table lamp.

Blackout blinds are provided in addition to decorative curtains. There is a large wall hung mirror.

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

Bathroom

The bathroom is situated on the first floor, adjacent to the bedroom accessed from a landing area. It comprises a full size bath with mains shower over, low level WC and basin style sink installed over a fitted oak cupboard with a marble top. The bath has a glazed shower screen. Natural light is provided by a window and supplemented by good ceiling downlighters and there is an illuminated mirror above the sink. The flooring is high-quality Amtico vinyl floor tiles. There is an extractor fan. There is a heated towel rail in addition to a large radiator. The large window provides plenty of natural daylight and is glazed in normal glass. There is a venetian blind provided for privacy.

Grounds

Lane End Cottage does not have any garden or grounds to sit out in, although there is a narrow border of flowers in front of the lounge window. However there is a pair of oak benches on the riverside, just yards from the front door, which provides the facility of sitting out.

Dogs

1 large or medium dog or up to 2 small 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 (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 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.

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

Mrs Julie Ringland

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Agent

COQUET COTTAGES

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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.