

Access Statement for Nursery Cottage

The full address of Nursery Cottage is 1, Clive Nurseries, Alnwick, Northumberland, NE66 1LH.

Introduction

Nursery Cottage provides self catering facilities for up to 3 people and a baby with the addition of a travel cot. It is a Grade 2 listed stone-built, two storey, terraced house, built in approx 1850 and located within the historic township of Alnwick in Northumberland. The cottage is part of the original Clive Villa which was the principal house for Clive Nurseries and is adjoined by a further 3 cottages. There is a large single garage available with the property and parking is available off road directly in front of the garage. Access to the cottage is down a level path to the left side of the garage with one small step down and the cottage is located at the end of the path, a distance of approx. 40m to the front door. A luggage trolley is kept in the garage if required.

Free Wi-Fi is available throughout the cottage and a house telephone is provided of which outgoing calls are barred without payment by credit or debit card. (Emergency numbers are free of charge.) Incoming calls are permitted free of charge. The telephone number of the cottage is provided alongside directions and key collection instructions. Mobile reception is good within the cottage and surrounding area.

Smoke detectors are provided on both floors and a fire blanket; extinguisher and first-aid kit are provided in the kitchen. No smoking is permitted in the house.

Dogs are welcome and a bowl of water is provided in the kitchen on their arrival together with a small box of treats, towel and toilet bags. A dog bed and blanket is available for a small extra charge - see booking form.

Pre-Arrival

Comprehensive information is available on our website www.coquetcottages.co.uk detailing places to visit, places to eat, local shops, amenities and services. This same information is available in Nursery Cottage and is also available in printed form upon request. A large-print brochure for each property is also available upon request. Brochures can be posted, faxed or emailed and are also available at Nursery Cottage.

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

Directions to Nursery Cottage by car are provided normally upon final payment or anytime upon request.

Groceries can be ordered in advance for a small charge and will be placed in the cottage for your arrival. Groceries can also be ordered on-line from our local Asda supermarket, or renowned local supplier 'FoodLocalFood' for delivery at a time-slot determined by yourself. See our web page ['Need Groceries'](#) for more information on local shops and supermarkets.

A welcome pack is provided which typically comprises the following

Welcome Pack for all Guests		
Quality Wine	Tea (including specialist teas)	Locally baked biscuits
Traditional	Coffee (including	or home-baked cake

English Beer	filter coffee)	
Fresh Milk	Bottled water	Sugar and sweetener
Local Paper	Living North Magazine	Northumbrian Magazine
Fresh Flowers	Treat for dogs	Complimentary luxury toiletries, grooming pack/for all adult guests

The nearest shops are 0.5 miles away in the centre of Alnwick.

The nearest bus stop is located approx. 150m from the cottage.

The nearest train station is Alnmouth Station (main East Coast line) and is approx. 3.5 miles away in neighbouring Hipsburn. Collection from the station may be possible if required (subject to availability.) A full train timetable can be found on www.nationalrail.co.uk

The nearest airport is Newcastle International Airport, which is located approx. 35 miles south of Alnwick.

Although level access to the house is possible, there is one step up at the front door to the ground floor, and a standard staircase with half landing to the first floor. The doors are not wide enough to accommodate a wheel chair. There is a corner shower cubicle, bath with built in handles and toilet on the first floor with small step up over the shower tray. The bath is not suitable for disabled use.

Arrival and Car Parking Facilities

There is off road parking for one car immediately in front of the garage. Unloading is down a pathway approx 40m to the front door with one small step down on the pathway and one step up at the front door. The area in front of the garage and the street are adequately lit at night. Keys to the front door are retrieved from a key safe at shoulder height located by the front door of the cottage, on the meter box to the left of the door. There is adequate lighting provided by PIRs (passive infrared sensors) at the front of the cottage, but you are advised to bring a torch just in case.

Entry to the Property

Initial access is level via the pathway with 2 steps as noted. There is level access via the front door once inside. After unlocking the door the key should be returned to the key safe as the house keys - for use during your stay - will be on the kitchen bench. The front door is half glazed and an automatic outside light is positioned by the doorway. The hallway lights and one inside lamp are left on in case of arrival after dark. All guests are provided with a contact telephone number in case of difficulty upon arrival.

There is level access entry through the front door into hallway with lounge ahead and kitchen to the left; bedrooms and bathroom are on the first floor with stairway to the left of the front door. Wall-mounted emergency torch situated in socket in hallway.

Kitchen -Diner

The Kitchen/Dining Room is entered from the hallway, with a glazed door and is generous in size at 14'10"x9'8". There is a half glazed door on the east facing wall opening into the garden and patio area with one step down. Ground floor is level throughout but not wheelchair accessible due to size of doorways and steps from outside. There is solid oak flooring with a doormat inside the front door and a small runner in the hallway at the bottom of the stairs. Accessible light switches and sockets. Kitchen work surfaces are standard height of solid wood construction. Gas hob

has accessible side controls. Several cupboards available at floor level with side opening hinged doors and D- handles. Oven is electric fan type, inset to base units with pull down hinged glass door and accessible controls. The worktops are inset with a stainless steel sink unit and mixer tap. The cupboard beneath the sink contains a selection of cleaning materials.

Lighting is by ceiling mounted down lighters in the kitchen, with additional lighting under the wall cabinets. There is a built in fridge freezer, with the fridge being the upper unit, freezer below, an integrated slim line dishwasher and washing machine. There is also an electric kettle, microwave and toaster.

Dining seating for 3 people, dining chairs have no arms, high backs and tied on seat cushions.

In addition there is a storage cupboard under the stairs, accessed from the kitchen containing hanging space, boot tray, brushes, bucket, vacuum cleaner, recycling boxes and iron. There is a wind-up emergency lantern on the shelf to the right of the door.

Lounge

Located opposite the front entrance door and enclosed by glazed door, there is a 2-seater settee and 1 armchair, a bookcase, TV table, low side table and a round table with drawers under alongside the armchair. The room is 13 sq. ft. It has a feature pine fireplace with granite hearth and Victorian style cast iron living flame electric fire with remote control. There is solid oak flooring and one large fireside rug approx 2.5cms thick. The single large sash window is northeast facing with windowsill containing a pot plant, ornament and Hi-fi unit. There are floor-trailing curtains with tie-backs. A flat screen TV, has integrated digital channels operated via remote control. TV has teletext. There is a hi-fi, radio/dvd/cd/ipod player. Lighting is by ceiling mounted down-lighters in the lounge area. There is also a standard lamp with a low energy bulb, switched either at the socket or via a foot-switch. There are two other table lamps. There is a very good level of lighting day and night. All electrical items are accessible.

A comprehensive information folder can be found on the bookcase along with a wide selection of CDs, DVDs, books, maps and tourist information leaflets.

Stairs and Landing

Access to the first floor is by way a carpeted staircase with timber handrail from the hallway adjacent to the kitchen door. There are 10 steps up to a half landing with a full height storage cupboard containing hanging space, travel cot, baby bath, potty, safety gate, children's toys and ironing board. To the left 4 small steps lead to the master bedroom. To the right there are 6 steps (no hand rail) leading to a short passage. On the right is the bathroom and straight ahead is the second, single bedroom.

A stairgate is situated at the bottom of the stairs when we are expecting dogs or small children. An additional stairgate is available for the top of the stairs by the bathroom door and can be provided for the double bedroom door if required.

Bedroom 1

There is one double bedroom on the first floor. It is 13' x 9'8" and has a king size divan base with high pocket sprung mattress and wall mounted headboard, goose down duvet and high quality bed linen. Two goose down and two synthetic pillows are on the bed. There is a spare synthetic quilt, bedspread and pillows stored in the wardrobe if required. There is one antique chair, a compact built in glass topped dressing table with large wall mounted decorative mirror and pull out stool. A large built in double wardrobe incorporating a set of storage drawers, overhead storage shelf with hanging rail under

and a hair dryer. There are two round bedside tables each containing a wind-up torch and two bedside rugs and lamps and a clock radio with iPod dock. There are ceiling mounted down lighters. The in-built service cupboard is not for guests' use and is locked. There is a northeast facing full height sash window with low-level table in front. The bottom window section has a restrictor allowing it to open 6" only for safety reasons. The top section opens fully downward and is lockable with the key on hook on the left side frame. The room is well lit day and night. There are long trailing curtains with holdbacks. The room is fully carpeted. Heating throughout the house is by central heating radiators with individual thermostatic valves in each room.

Bathroom and WC

Access is level from the landing. There is a separate corner shower cubicle with sliding doors (small step into the shower base tray) and thermostatic wall mounted shower with lift off shower-head. Hand washbasin with glass shelf over and illuminated mirror. The toilet has a normal height seat and dual flush.

There is a built-in full size bath incorporating side handles. The walls are half tiled and the flooring is fully tiled. There is a floor bathmat provided as well as a full set of towels for each guest. There is a heated towel rail together with additional towel storage rail at the end of the bath. A nonslip mat is provided for use in the bath, eg. for when bathing children.

There is a mirrored storage cabinet positioned over the toilet at chest height containing cleaning materials and alongside the basin is a shaver socket with adjacent swing-out magnifying mirror. There is no window in the bathroom. Ventilation is by automatic fan, activated by the lights and fitted with an automatic opening flap. There is a good level of lighting by ceiling mounted downlighters.

All electric switches for the bathroom are sited on the landing.

Bedroom 2

This is a single room on the first floor accessed from the landing and adjacent to the bathroom. It is 10'8" x 8' square and fully carpeted. It has a 3' single bed with wooden base frame and pocket sprung mattress with wooden slatted headboard.

There is a goose down duvet on the bed with one goose down and one synthetic pillow. In the wardrobe there is additional bedlinen including synthetic pillows and duvet as well as a spare blanket.

There is an antique kidney shaped dressing table with drawers under and matching stool. The unit is fitted with a shaped glass top and a freestanding-hinged decorative mirror and lamp. There is a single bedside cabinet with two drawers, a bedside rug and lamp and alarm clock. A large built in double door wardrobe incorporates a set of drawers, overhead storage shelf with hanging rail under and a selection of wooden coat hangers. The room is fully carpeted and heated by central heating radiator with thermostatic valve. There are full-length curtains with holdbacks and a single sash window. As before the bottom section has restricted opening. The window is lockable and a key is located on the left hand side frame.

Outdoor Facilities, Grounds and Gardens

Access to the front garden is level from the road with one small step down. It has a concrete and block paved surface to the house and is accessed via a pathway down the left hand side of the garage, through a high solid timber gate from the road. The pathway has shared access to the front of No's 2, 3 and 4, Clive Nurseries.

Nursery cottage is No. 1 at the far end of the row and is accessed from the end of the path by a small gate in a 3' high picket fence. 6' high solid timber fences enclose the other two sides of the garden. There is no further access past our gateway and garden. Garden furniture is a metal chair, bench and an oval metal table. There is a garden tap on the wall by the kitchen door with a short hosepipe for dog and boot washing. A retractable washing line is kept in the under stairs cupboard and can be mounted on a timber post at the end of the garden, extending to a hook on the house wall.

There is a large 19'6" x 9'8" single garage with up and over door, containing a green rubbish bin and a blue recycling bin. In front of the garage door is one off road parking space.

Leisure Facilities

There are extensive leisure facilities in the area, including swimming, golf, horse-riding, walking, sailing, rock-climbing, gym, diving, bird watching, etc. for which full details can be found on our website and in the cottage.

Additional Information

Mobile phone reception is adequate in the cottage.

There is free Wi-Fi throughout with payphone for outgoing calls. (Incoming free)

No smoking permitted in the cottage or gardens.

It is your responsibility to evacuate the cottage in the event of fire (fire risk assessed).

Contact Information

Please contact us if you have any queries whatsoever about the accessibility of any of our cottages

Cottage owner and address:

Anne and Angus Exley,

2 Garden Terrace,

Lesbury.

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Tel: 01665 830749

Mobile. 0791 237 3885

Booking Agent:

Mrs Julie Ringland

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