

ACCESS STATEMENT FOR 9 PERCY STREET ALNWICK

Introduction

9 Percy Street is a self-catering, two storey mid-terrace Grade II Listed Georgian house in the conservation area of Alnwick, Northumberland. It has been awarded 4 Stars by VisitEngland and a prestigious GOLD AWARD.

Sleeping accommodation is on the first floor.

The house is a traditional stone built terrace property but has undergone extensive renovations including a new and efficient central heating system providing a warm and cosy environment.

Percy Street is located in the centre of Alnwick and overlooks the wooded grounds of St. Paul's Church.

The close proximity to the centre of the market town of Alnwick is a particular feature of the property with only a short level walk taking guests to the market square and town centre with all its facilities, shops, Market, Playhouse, Barter Books, Castle, Alnwick Garden, Museum etc.

9 Percy Street is a no smoking property.

Pets are welcome at the property.

Booking Arrangements

The booking agent for 9 Percy Street is Coquet Cottages.

Telephone 0191 3883752 / 07712 657161

Website: www.coquetcottages.co.uk

Pre-Arrival

Comprehensive information on 9 Percy Street is available on the booking agent's website, www.coquetcottages.co.uk, where there are also details of places to visit, places to eat, local shops, amenities and services. This same information is available in 9 Percy Street in the Guest Information file and is also available in printed form prior to arrival, upon request. A large-print brochure/leaflet for 9 Percy Street is also available upon request. Brochures can be posted, faxed or emailed and are also available at the house.

Bookings can be made either by telephone, email, fax or online via the website.

Directions to 9 Percy Street by car are provided upon final payment or anytime upon request.

Groceries can also be ordered online from Asda and Tesco supermarkets for delivery at a time slot determined by guests. Specifically local and mostly organic produce can be ordered from www.foodlocalfood.co.uk for delivery to the cottage prior to or during your stay. See Coquet Cottage's webpage '[Need Groceries](#)' for more information on local shops and supermarkets.

A small welcome pack is provided including bread, butter, milk, eggs, honey, cake, etc.

The nearest shops are 500 yards away in the main street of the town.

The nearest bus stop is located 100 yards from the property and accessible taxis are available locally.

The nearest railway station is approximately 5 miles away in the village of Alnmouth and is on the East Coast Mainline London to Edinburgh route. A full timetable may be found on www.nationalrail.co.uk.

The nearest airport is Newcastle International Airport which is located approx. 30 miles south of Alnwick.

Although level access to the house is possible, it should be noted that 9 Percy Street is unsuitable for those with impaired mobility due to the accommodation being laid out over two floors.

Arrival and Car Parking Facilities

On street parking is available outside the house and it is often possible to park in the grounds of St Paul's Church when there is not a service or specific event taking place. It must be noted that this is a privilege and not a right. There is a parking space in front of the middle of three garages to the rear of the property, access being gained by the rear lane off Lisburn Terrace.

The street is adequately lit at night.

Entry to the Property and Outside Space

Keys to the property are retrieved from a key safe located adjacent to the front door. A combination dial should be turned to the required key code and a small lever pulled to retrieve the keys from inside the safe. Guests are given their own unique code to access the keys and a contact telephone number for the owner and property manager, in case of difficulty. The remaining keys to the property are displayed and clearly marked inside the house.

Access is via the front door by extracting keys from the key safe affixed to the wall adjacent to the front door. Some lamps are left on inside the house in case of arrival after dark. All guests are provided with a contact telephone number in case of difficulty on arrival.

The front door is wooden with a handle and both mortise and Yale lock. It is push opening and hinged.

There is one step outside the house with level access in the hallway and downstairs wc with one further step from the sitting room into the dining kitchen. The bedrooms and bathrooms are accessed via a staircase with one turn. Coat hanging hooks are available in the downstairs WC.

The small secure rear garden and terrace is accessed via the back door of the property from the kitchen. Access can also be gained through a side door from the street which leads down a covered way to the back garden.

Hallway Dining Kitchen

There is a cloakroom fitted with white WC and hand basin. The floor is ceramic tiled.

All walls in the property are painted in a cream shade.

There is an east facing window to the front of the property and two west facing windows to the rear of the property.

The hall and sitting room is carpeted in mid beige colour and the dining kitchen is laid with beige ceramic tiles.

The dining kitchen is arranged in two areas providing ample cooking and dining space separated by a peninsular breakfast bar. Work surfaces are standard height and laminated. The kitchen sink overlooks the patio garden. The gas hob has accessible controls. The oven is inset beneath the hob with pull down hinged door and accessible controls. An extractor hood is located above it. Several cupboards are available at floor level with side opening hinged doors and handles. A safety catch is available to guest wishing to secure the under-sink cupboard where cleaning materials are stored.

There is a built in under-bench fridge and a matching freezer as well as a fitted washer/dryer and integrated dishwasher. Electric kettle, toaster, microwave, juicer, blender, steamer and slow cooker are provided.

Cooking utensils, cooking pans, cutlery, crockery and glassware are of high quality.

The dining suite comprises an extendable black timber table and six matching chairs with upholstered seat-pads. The breakfast bar has two high stools.

A touch sensitive waste bin is provided and guests are requested to separate glass for recycling. Spare bin bags are provided as are foil, cling-film, kitchen roll and sufficient dishwasher detergent and washing machine powder to last for a guest's stay.

A small selection of cookery books by various well known chefs is provided for the use or amusement of guests.

A first aid kit is available in the kitchen. A file containing directions for use of all appliances is available in the kitchen.

A good level of lighting is provided by spotlights and over cooker extractor light as well as several table lamps giving flexibility in lighting levels for both cooking and relaxed dining.

The telephone is located in this kitchen and can be used with credit cards. There is a wireless router for internet access and instructions for connecting to the internet are provided.

Heating to the property is by gas fired boiler and radiators.

The garden which can be accessed from the kitchen by a stable door has both a flat paved and a raised lawn area. A garden table and four chairs are provided during summer months for the use of guests. The garden is secure for a child or a dog.

A watering can is provided for guests to water pot plants during their stay.

Sitting Room

Located between the entrance hall and the kitchen is the sitting room featuring a stone fireplace, lit display alcove and shelves. Seating is provided with two large sofas one three and one four seat with additional cushions and throw. Glazed side tables and a coffee table are provided with reading lamps, all using low energy bulbs (in-line and direct switches with dimmer facility). There is a central pendant light. The floor has both fitted carpet and a large rug. There is a flat screen television with digital channels and remote control as well as a PlayStation 3 with 2 controllers and a small selection of games. There is a selection of DVDs and a DVD player as well as a small radio and CD player.

Bookshelves are lit and also have a further table lamp. A small selection of books is available for the use of guests.

The Georgian window of the sitting room has original working shutters which may be closed at night behind the curtains to make the room especially cosy.

Bedrooms

There are three bedrooms on the first floor. The largest to the front of the house has a king sized contemporary four poster bed, matching bedside tables, two armchairs and occasional table. Storage is provided by a large sliding fronted wardrobe which contains a chest of drawers and hanging space. Lighting is from both pendant light fitting and bedside lamps. The room has fitted carpet and is heated by radiator. The Georgian window gives views of the wooded grounds of St. Paul's church and has original working shutters. A hair dryer is provided for the use of guests as well as a box of small items such as a toothbrush etc. which a guest may have forgotten.

The second bedroom has twin (3') beds, a single shared bedside table, wardrobe with hanging rails and drawers beneath, a small chest of drawers and an armchair. There is

one low sash window. The room is heated by radiator and has both overhead light as well as bedside light. The flooring is fitted carpet.

Bathroom/WCs

There is a cloakroom with WC and wash hand basin on the ground floor with overhead light and mirror over the basin. On the first floor there is a family bathroom with bath incorporating a widened end with overhead shower and screen which can be used at both higher and lower level. A surface for toilet articles is provided by a vanity unit with bowl style washbasin and mirror above. The walls are partially tiled and partially wooden tongue and groove panelling. The floor is ceramic tiled. Lighting is by energy saving overhead light fitting. The room also has wc and laundry bin. Daylight is provided by a large frosted window with a top opening light providing good ventilation. Heating is provided by a chrome radiator/towel rail.

Laundry

There is an automatic washer dryer integrated in a base level unit in the kitchen. A rotary washing line is provided in the garden. A small drying rack is available and can be used to dry laundry or damp outdoor clothes within the boiler cupboard which is located at the top of the staircase. This cupboard also houses broom, dustpan and brush, vacuum cleaner and iron and ironing board.

Leisure Facilities

There are extensive leisure facilities in the area including swimming, golf, horse riding, cycling, walking, sailing, kayaking, power boating, rock-climbing, gym, diving, bird watching etc. for which full details can be found on the booking agent's website www.coquetcottages.co.uk and in the house itself.

Outdoor Facilities Grounds and Gardens

The small patio garden is accessed from the stable style back door of the kitchen via one small step. The garden has a high wooden fence and a raised lawn area with some planting in containers. Garden furniture is supplied in summer. The paved area of the patio would be suitable for the use of disposable barbeques should guest wish to do so. Several items of outdoor crockery, glasses and beakers made of safety plastic are available for outdoor use.

Additional Information

There is a payphone available in the kitchen which may be used in emergencies.

Reception for mobile telephones within the house can be poor for some services.

No smoking is permitted in the house.

It is the responsibility of guests to evacuate the house in the event of fire (fire risk assessed and inspected).

9 Percy Street has a comprehensive welcome file which contains safety advice. The file is located in the sitting room and will be found by guests upon arrival on the coffee table.

Additional Facilities

All bed linen in 9 Percy Street is of high quality cotton. All the quilts are feather and down and each bed has one feather and down pillow and one hypoallergenic pillow allowing for preference. All towels are white super-weight white cotton. High quality toiletries are provided for adult guests and good quality liquid soap is provided in both cloakroom and kitchen.

9 Percy Street is well equipped with additional items to accommodate guest with either children or dogs.

- 1 stair gate
- 1 wooden high chair with safety harness
- 1 travel cot
- 1 large dog bed with dog blanket
- 1 dog towel
- 2 dog bowls
- Outdoor tap for boot or dog washing
- Cycle puncture repair kit

The house is fitted with wired in smoke detectors with fire extinguishers in both the sitting room and on the landing. There is a fire blanket in the kitchen. Torches are provided in each bedroom and there is a low level safety light on the upper landing.

High quality local food may be ordered and delivered to families for the start of or at any time during the holiday. Please contact the owner for details or see the Agent's website www.coquetcottages.co.uk for a link to local suppliers.

Contact Information

Address of the property:

9 Percy Street
Alnwick
Northumberland
NE66 1AE

The Owners of the House

Amanda and Stan Hood-Gater
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Booking Agent

Coquet Cottages
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Please contact 9 Percy Street's owners if you have any query regarding accessibility. Feedback or suggestions are welcome and should be directed to the owners by email or telephone.