

## ACCESS STATEMENT FOR REBECCA HOUSE –WARKWORTH

### INTRODUCTION

Our self-catering house is part of a small group of houses near to the River Coquet in Warkworth. The house is in a beautiful setting with views of the river and Warkworth Castle. Rebecca House is 10 minutes walk to the beach, and 5 minutes walk to the shops and galleries in Warkworth village. The property is on 3 floors, with a private garden, parking front and back, and a secure garage. There is a no smoking policy at the property.

### PRE ARRIVAL

We have a web site which is [www.rebeccahouse.co.uk](http://www.rebeccahouse.co.uk) and we are listed on Coquet Cottages web site [www.coquetcottages.co.uk](http://www.coquetcottages.co.uk) Bookings can be made on line, via email or telephone, or in writing. Access to the village is via a walk along the river, or by old stone steps near to the castle. There are buses in the village, and the train station is in Alnmouth, 3 miles away, with good main line access to Edinburgh and the North, or Newcastle and the South.

### ARRIVAL AND CAR PARKING FACILITIES

There is a designated car parking area next to the property, within an enclosed courtyard. There is additional roadside parking next to the property. There is a detached garage for bikes, etc. in the courtyard. There is provision for dogs. There is provision for cyclists and walkers

### MAIN ENTRANCE

The main entrance is accessed via a gated secure garden with a wall mounted key safe to the right of the door. There is no step at the threshold of this door, allowing good access for wheelchairs. This leads into the main hallway.

### SECOND ENTRANCE

This is accessed from the roadside, via a pathway through a small garden. There is a threshold step of 10cms at this door which takes you into the main hallway. The door is 80cm wide and is hinged to the left.

Off the main hallway is a cloakroom with toilet and wash hand basin, accessed by an 80cm wide fire door. The room is designed to accommodate a wheel chair. The toilet door lock has an emergency external release mechanism

Room size 200 cm x 140cm. Toilet seat height 40 cm, wash basin height 80cm.

Flooring throughout the ground floor is in Amtico wood effect vinyl with appropriate rugs for added comfort.

## LOUNGE AREA

Also off the hallway is the main living room with large bay window overlooking an enclosed garden. The entrance to this room is via an 80cm wide fire door. Included in the lounge is a large three seater sofa, 2 comfortable arm chairs, and casual stool. All cushions are non feather. There is also a nest of tables, bookcase, entertainment system, Playstation 2, television, video and DVD player. Wireless broadband is available freely in all areas in the house.

There is a large central rug in the room and all furniture is moveable, if required.

## KITCHEN/DINER

This room is also accessed from the main hall way via an 80cm wide fire door. The kitchen is well equipped, including dishwasher, washing machine, microwave oven, gas hob, integrated electrical oven with cooker hood and extractor fan, fridge, toaster and kettle.

Kitchen units are a modern standard approximately 90cm high with work tops 60cm deep. In the dining area there is a large farmhouse style dining table comfortably seating six persons, and six dining chairs. Height of table approx 70cm. Chairs have high backs and seat height is 43cm.

## 1ST FLOOR

The 1<sup>st</sup> floor is accessed via a carpeted modern standard staircase, 76 cm wide to a carpeted landing, leading to a family bathroom and two double size bedrooms, all with fire doors at a width of 80 cm.

The family bathroom includes toilet, pedestal wash hand basin and bath. Toilet seat height 40cm and basin 80cm. Bath is 70cms wide x170cms. A non slip bath mat is provided.

### Bedroom 1

This bedroom is equipped with a standard double bed, side tables with lamps, a free standing French style wardrobe and a dressing table.

It has an en suite bathroom which includes a toilet, wash hand basin and a large double shower with power shower. Flooring is Amtico vinyl. The shower is accessed via two bi-fold doors providing full clear access to double shower tray at a width of 75cm x 120cms. Toilet seat height is 40 cm and pedestal wash hand basin 80cms.

Non slip shower mats are provided and there is an outside release mechanism on the bathroom door

## Bedroom 2

This bedroom is adjacent to the family bathroom which can be dedicated as an en suite facility for this room. It is furnished with two single beds, a side table with table lamp, a wardrobe and chest of drawers.

## 2<sup>ND</sup> FLOOR

The 2<sup>nd</sup> floor is accessed via a full size standard staircase at a width of 76cm and leads to bedroom three.

## Bedroom 3

This is a large attic bedroom, accessed via an 80cm self closing fire door, equipped with a double bed, side tables, table lamps, and chest of drawers. There are spacious built- in wardrobes. The en suite bathroom includes toilet, wash hand basin and large double shower cubicle with power shower. The flooring is Amtico vinyl. The shower is accessed via two bi-fold doors giving full clear access to a double shower tray, width 75cms x 120cms. Toilet seat height 40cms and pedestal wash hand basin height 80cms. Non slip shower mats are provided.

All of the bedrooms are carpeted and have blackout blinds fitted. Non- allergy bedding is provided.

## OUTSIDE AREAS

The lawned garden is enclosed by a wicket fence making it secure for children and dogs. Garden benches, table and chairs, and a barbeque are all available to make al fresco dining a summer choice. The small garden next to the second entrance is not enclosed.

## ADDITIONAL INFORMATION

The property is protected by smoke alarms fitted in the hallway and on the 1<sup>st</sup> and 2<sup>nd</sup> floor landings. Security intruder alarms are fitted in main house and garage. All windows are fitted with locks.

All electrical equipment is tested and certified annually. The gas central heating is also annually maintained and tested. A current landlord certificate is held.

## CONTACT DETAILS

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