

Access Statement for 9 Rivergreen

Property Details

No. 9 Rivergreen
Amble
Northumberland
NE65 OGZ

Telephone in the property: 01665 714 522

Introduction & Summary

9 Rivergreen is a modern three-storey town house, in an award-winning development, which was completed in 2006 and is situated in the seaside town of Amble in Northumberland. The house is on three levels with three bedrooms, two bathrooms, a large living room, a spacious kitchen/dining area, a television/reading room, garage with driveway in front and small garden to the rear.

Location

9 Rivergreen is situated on the northern edge of Amble, just off the coast road, and has views to the River Coquet, Amble harbour and Warkworth Castle.

The nearest shops are about 500 yards away in the town high street. A bus stop is 150 yards away. The nearest railway station is four miles away at Alnmouth and is on the main east coast line. Newcastle International Airport is approximately 25 miles south. Alnwick is 9 miles north and Morpeth is 12 miles south.

Pre-Arrival

All booking enquiries and booking administration is handled on our behalf by Coquet Cottages. Their website www.coquetcottages.co.uk provides full and detailed information on places to visit, places to eat, local amenities and services. A comprehensive Guest Information File with these details and more can also be found in the house. Brochures can be posted, faxed or emailed (large print also available).

Booking can be made either online via the website, or by telephone, email, post or fax. Directions to 9 Rivergreen are provided on request at any time or at final payment.

Groceries can be ordered online from local supermarkets, Asda and Tesco. Local food (organic and locally sourced) is also available. See our web page 'Groceries & Catering' for further information and links to the various food providers. A welcome pack is available in the cottage on arrival (see below).

Arrival

There is parking for one car on the drive in front of the garage, and further space for on-street parking on the opposite side of the road immediately outside the house.

The street is well lit and the key safe with a combination lock (code provided) is on the wall just to the right of the garage door, positioned at chest level.

A complimentary welcome pack is provided. It includes:

- Selection of teas, coffees and sugar
- Milk, beer and wine
- Bread, jam, biscuits or home-baked cake
- Fresh flowers and local newspaper
- Complimentary toiletries
- Fruit juice
- Treats for the dog

Entry to Property

Access is through the front door, there is an outside light and an inside lamp in the hall which will be lit for guests arriving after dark. Owners' and agents' contact telephone details are provided on the Directions and Key Collection instructions sheet in case of any difficulties upon arrival.

Ground Floor

Hall

There is level access through the front door into the hall, which leads to the kitchen/dining area, cloakroom and utility area. There is varnished oak flooring throughout the ground floor living space with a carpet runner in the hallway.

The boiler and hot water/central heating controls are in a cupboard under the stairs, where a vacuum cleaner and an iron and ironing board are also kept.

Utility room

In the utility room there is a sink, washing machine and tumble drier.

Cloakroom

Next to the utility room is a cloakroom with toilet, wash-basin, mirror and toilet. Handwash and toilet rolls are supplied.

Garage

The garage is accessed via a door from the utility room. In the garage there is a table football table, various pieces of beach equipment, and garden table, chairs and umbrella.

Kitchen and Dining area

The kitchen and dining area has sliding French windows (with a track to be stepped over) that open on to wooden decking and a gravel garden at the back of the house. These windows have roman blinds. Lighting is very good. There are downlights, spotlights, under-unit lighting, as well as lights under the cooker hood. All switches and sockets are accessible.

There is a large pine dining table with six chairs, an oak sideboard, and a glass-fronted cabinet. The kitchen is fully fitted with oak units and marble worktops, an electric oven with gas hob and extractor fan, fridge and separate freezer, coffee maker, toaster, electric kettle, microwave and telephone. There is a wide range of kitchen crockery, cutlery, pans, etc. Kitchen roll, foil and cling film are supplied.

A Guest Information File containing all the essential information required for your stay can be found on the sideboard, along with a good range of tourist information leaflets.

A fire blanket is located near the oven.

First Floor

On the first floor there is a spacious living room, the main bedroom (with en suite shower room) and a family bathroom. On the second floor there are two bedrooms (one with twin beds, one with bunk beds) and a television and reading room. The living room is floored with varnished oak, the bathroom and shower room are tiled, and all the other rooms on the upper floors and the stairs are carpeted.

Living room

The living room contains a sofa and chairs, a coffee table, a sideboard containing numerous board games and toys, a book case with books, and two reading lamps. There is a 40" TV, DVD player, X-box, internet router, telephone and surround sound system. The central heating in this room is supplemented by a gas fire. Windows look out over the River Coquet, Amble Harbour and Warkworth Castle.

Bedroom 1

This bedroom has a kingsize pocket-sprung double bed, with bedside cabinets and lamps, two chairs and a built-in hanging cupboard, which also contains chests of drawers. There is an en-suite shower room, tiled in white, with wash-basin, mirror, chrome heated towel rail and toilet. Sliding French windows open on to a balcony with garden table and chairs.

A full set of towels and complimentary toiletries is provided.

Bathroom

Tiled throughout, the bathroom contains a bath, shower cubicle, wash-basin, mirror, chrome heated towel rail and toilet.

Toiletries and toilet rolls are supplied.

Landing and Stairs

These are fully carpeted. Wooden stair-gates are provided if required.

Second Floor

Bedroom 2

This bedroom has twin pocket-sprung beds (which are convertible to a super-kingsize double), bedside cabinets, lamps, a chair, chest-of-drawers, mirror and wardrobe. There are two Velux windows with blinds.

A set of towels for each guest is provided.

Bedroom 3

This room contains two sturdy wooden bunk beds with pocket-sprung mattresses, each with a reading lamp, a chest-of-drawers, a book-case with numerous books and tapes for children, a cassette player, a children's desk and chair, and a larger chair with cushions. There is a Velux window with a blind.

Television/reading room

This room has a sofa and chair, a reading lamp, a book-case with a wide selection of books and a small television (with integral DVD player). French windows with a Juliet balcony give fine views across the River Coquet, Amble Harbour and Warkworth Castle.

Outdoor facilities

Front

There is a parking space in front of the garage, and box hedges around the front door.

Rear Garden

The patio immediately outside the French windows to the rear is decked to the full width of the house. A wooden table, four chairs and sun-shade are available for use here. There is also a two-seater wooden bench. Beyond the decking there is an area with gravel and paving stones, and an iron table and two chairs. Shrubs and flowers are planted around the garden in tubs, pots and beds. There is also a small sunken garden, accessed by 4 steps, planted with various shrubs and climbers. The whole garden is surrounded by a six-foot wooden fence. A washing line is provided. A gate in the fence gives access to the road.

Additional Information

No smoking is permitted in the house. In the event of a fire it is the responsibility of guests to evacuate the house. Emergency numbers are provided in the guest file.

Dogs are permitted under strict house rules. They must be kept from bedrooms and from climbing on furniture. Stair gates are available to restrict their range.

Guests are welcome to use any of the books in the house and the beach equipment in the garage, but are requested to put them back before departure.

Contact details

Owners: John Metson & Elaine Malcolm, 7 Sidegate, Durham City DH1 5SY.

Tel: 0191 384 5170 or 07989 547 927.

Email: john.metson@btinternet.com

Agent: Julie Ringland, Coquet Cottages, 44 Denwick Close, Chester-le-Street, Co. Durham, DH2 3TL.

Tel: 0191 388 3752 or 07712 657 161

Website: www.coquetcottages.co.uk Email: info@coquetcottages.co.uk