

Access Statement for Riverside, Warkworth

Introduction

Riverside is a stone built, 3 storey terraced house, built in 2006 and located in the beautiful historical village of Warkworth in Northumberland. The house accommodation is on three levels with garage, drive and gardens to the front and rear.

Pre-Arrival

www.croquetcottages.co.uk provides full and detailed information of places to visit, eat and all local amenities and services. Riverside provides a comprehensive file with these details also. Brochures can be posted, faxed or emailed (large print also available).

Booking can be made either on-line via website, telephone, email or fax.

Directions to Riverside are provided on request at anytime or at final payment.

Groceries can be ordered on-line from local supermarkets, Asda and Tesco. Food Local Food (organic and locally sourced food). Delivery times can be arranged by yourself. See our web page "Need Groceries" for further information.

A welcome pack is available in the cottage on arrival.

Location

Riverside is situated within Warkworth village on the banks of the River Coquet. The nearest shops are 300-500yds away in the village centre and the bus stop is 150yds from the property.

The train station in Alnmouth is approx. 3 miles and Newcastle International Airport is approx. 25 miles south of Warkworth. Alnwick is 7 miles north and Amble is 1 mile south.

Arrival

Parking for one car on the drive in front of the garage is available. 100 yds away on the river bank there is free car parking if further parking is required.

The street is well lit and the key safe with combination lock (code provided) is located on the right side of the front door (garage wall).

Welcome Pack is provided

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

Entry to Property

Access via front wooden 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 in case of any difficulties upon arrival.

Ground Floor

Hall

Level access through front door into hallway leading to a ground floor cloakroom a further door leads to the kitchen/dining area. Tiled flooring throughout the ground floor. Chandelier, lamp, sockets and switches are accessible. Rug and doormat. Window with curtains and blind Heating by radiator and under floor heating. Cupboard under the stairs, brushes, mop & bucket etc.

Stairs and Landing

The stairs are carpeted and oak wood flooring on landing.

Kitchen and Dining Area

The kitchen and dining area has two windows plus double doors with one step that leads to rear garden overlooking the river Coquet. Floors are tiled and the windows and doors have blinds. Hanging light over dining table, down lights and under unit lighting for kitchen area. All switches and sockets are accessible.

Oak dining table with 6 leather chairs no arms and high backs with oak sideboard. Located on the wall in this area is a TV with a built in DVD. Telephone and radio. Two leather tub chairs. Heating by radiator and under floor heating.

Fully fitted kitchen with oak units. There is an integrated washer-dryer, dishwasher, electric oven, gas hob and extractor fan, fridge and separate freezer coffee maker, toaster, electric kettle and microwave plus various other utensils. Within the kitchen units a wide range of kitchen crockery, cutlery and pans etc. Kitchen roll, foil and cling film are supplied.

A Combi HE boiler is placed within one of the kitchen cupboards but the thermostatic controls are placed on the right hand side wall as you walk into the kitchen from the entrance hall, this dial is to be used to operate the central heating.

A comprehensive information folder can be found on the dining table. The tourist information leaflets are placed upon the cabinet in the dining area.

First aid kit is placed in kitchen unit. Fire extinguisher and fire blanket are displayed on the kitchen wall.

Cloackroom

Cloackroom consisting of toilet, washbasin and unit fully tiled floors and walls in travertine. Chrome heated towel rail, ceiling light and towels. Toiletries and toilet rolls are supplied.

First Floor

Lounge

3 Windows over look the River Coquet to Amble with curtains and blinds. Gas fire with safety guard and a large radiator. TV with DVD player and surround sound system. A selection of DVD's and CD's and various magazines are available.² Lamps, standing lamp and chandelier plus sockets and switches are accessible . Oak flooring with rug. Leather sofa and 2 chairs. Oak side tables, radio and CD player.

Bedroom 1

Window with curtains and blinds looking over the River Coquet. Single bed pocket sprung with side cabinet and lamp, 4-draw chest and wardrobe. Mirror, down lights, sockets and switches are accessible. Flooring is carpeted and heating by radiator .A full set of towels is provided.

Bathroom

Fully tiled floor and walls in travertine. Shower cubicle with shower, toilet and washbasin with built in unit. Mirror and shaving mirror plus down lights. Bath mat and chrome heated towel rail. Toiletries and toilet rolls are supplied

Bedroom 2

2 windows with curtains and blinds with view of the front garden. Double bed pocket sprung with 2 side cabinets, lamps and stool. Wardrobe and 3-drawer cabinet, lamp and mirror. Large mirror attached to wall. The floor is carpeted, down lighters, socket and switches are accessible. Heating by radiator. A set of towels for each guest.

Landing and Stairs

Oak flooring, window with curtains and blinds. Chandelier, sockets and switches are accessible. Stairs are carpeted.

Level 2

Bedroom 3

Velux window with blind, carpeted flooring. Down lights, sockets and switches are accessible. Single bed pocket sprung with side cabinet and light. 4 Drawer chest with mirror. Small built in wardrobe. Heating by radiator. A set of towels is provided .

Office

Oak flooring with down lights, sockets and switches are accessible. Desk with leather chair, light and Internet router heating by radiator. A selection of books for the adults and children. Toys and games for the children (further games are kept in the dining cabinet).

Bedroom 4

Window with curtains and blinds overlooking River Coquet to Amble. Velux window with blind to the front of the house. Double bed pocket sprung with 2 side tables and lights. Fabric tub chair 3-drawer chest with mirror, light and TV with DVD built in. A large mirror is attached to the wall. There are 2 built in wardrobes. Flooring is

carpeted, lights are down lights. Sockets and switches are accessible. Heating by radiator. A set of towels is provided for each guest.

Bathroom

Shower/bath with shower, screen and safety mat. Chrome heated towel rail and mat. Wash basin and toilet are fitted with in walnut units. Large mirror on wall with a small wall mounted shaving mirror. Floor and walls are tiled in travertine. Lights are down lights with a shaving socket this is accessible. Toiletries and toilet rolls are supplied

Outdoor facilities

Front Garden

Situated under the window at the front of the house is an wooden bench. Part of the garden is gravelled with a centre circle and planted area.

Rear Garden

Access from the kitchen/dining area from double doors with one step to the patio. This area is stone paved with planters and is on one level. Round iron table and 6 chairs. Extendable washing line and pole provided. The garden is enclosed by a 3ft wall with views of the River Coquet and beyond to Amble. Ideal for wild life watching birds, fish, otters and deer etc.

Leisure Facilities

These are extensive and full details are listed on the website sailing, swimming and rock climbing to name a few.

Additional Information

No smoking is permitted in the house. It is your responsibility to evacuate the house in the event of a fire (fire risk assessed). Emergency numbers are in guest file and on cards near telephone. Torches are provided in bedrooms in case of any emergency. Also electric heaters are kept under stairs for emergency heating.

Dogs are permitted under strict house rules. Dogs are banned from bedrooms and climbing on furniture and must be restricted to the ground floor area only A stairgate is provided.

Contact details

Owners Mr & Mrs P hardy 29 Silksworth Hall Drive Sunderland SR3 2PG Telephone 0191 5220300 Mobile 07786575657	Agent COQUET COTTAGES 44 Denwick Close Chester-le Street Co. Durham Website: www.coquetcottages.co.uk Email: info@coquetcottages.co.uk Tel: 0191 3883752 Mobile: 07712 657161
--	---