

Access Statement for Sunny Cottage

Property Details

Sunny Cottage

6 The Butts
Warkworth
Northumberland
NE65 OSS
Telephone in property: 01665 711435

Introduction

Sunny Cottage provides self catering facilities for up to 4 people and a baby with the addition of a travel cot.

It is located in a quiet courtyard of a total of 4 cottages behind a row of houses facing onto a quiet residential road called The Butts. This road has a river with unrestricted access on the opposite side.

Up to 2 well behaved dogs are also welcome under strict house rules which are available to view on our website www.coquetcottages.co.uk and are also provided at the time of confirming the booking. The house is not generally suitable for those with disabilities, being constructed with 2 floors and all bedrooms being on the upper floors and accessed via a circular-shaped staircase which has irregular sized treads. The house is located in the centre of a village with several shops, pubs, restaurants and cafes, all of which can be accessed on a level, with nothing more than roadside kerbs to negotiate, although some shops and the castle are situated on a sloping hill.

A house telephone is provided, which has outgoing calls barred without payment debit or credit card. Incoming calls are permitted free of charge. The telephone number of the cottage is provided alongside directions and key collection instructions, if required beforehand it can be requested from Coquet Cottages. Emergency numbers are free of charge. Mobile reception is reasonably good within the cottage and in the immediate area.

Smoke detectors are provided on both floors of the cottage and a fire blanket and first aid kit is provided in the kitchen.

No smoking is permitted in the house.

Pre-Arrival

Marketing

Marketing is carried out via the internet. Sunny Cottage is advertised for letting via Coquet Cottages, who handle all bookings administration. The extensive website provides detailed information on the house, along with availability information and online booking. The web address is www.coquetcottages.co.uk.

Enquiries

All enquiries are directed to the Agent, Coquet Cottages.

Bookings

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

Website Accessibility

The website is fully W3C compliant.

This access statement can be viewed online via the Coquet Cottages website and is available either in printed format via the website or electronic format upon request.

Location

Sunny Cottage is situated in the heart of the conservation village of Warkworth, with several shops, pubs, restaurants and cafes all within a few minutes easy walking distance. A precise location is provided via a link to Google maps from the Sunny Cottage webpage. The nearest small town is Amble, 1 mile south. The nearest larger town is Alnwick, 7.5 miles north.

Grocery Provisions

Grocery provisions may be ordered online, via several stores including Asda, Tesco's, Food Local Food (locally sourced organic groceries suppliers) and Rothbury Wines, for delivery to the house either prior or after arrival. Any specific requirement may be handled by Coquet Cottages upon request, for which there may be a small charge depending upon the request.

The nearest shop-mobility scheme is at Newcastle, 18 miles south.

Welcome Pack

A Welcome pack is provided which typically comprises the following but is subject to minor variation;

- A selection of teas, coffees and sugar in sachet format
- A carton of fresh milk
- A packet of biscuits or home-made cake
- Complimentary toiletries for adult guests (hotel sized 30ml bottles usually)
- A bottle of mineral water for all adults guests
- One/two toilet rolls
- Kitchen roll, foil and cling film are usually provided but cannot be guaranteed
- A local Gazette (published weekly on a Thursday)
- Fresh flowers
- Sweets and fruit juice for children
- A treat, toilet bags and a dog towel for dogs

Equipment Hire

Equipment hire services are available locally; please contact Coquet Cottages for advice.

Arrival and Car Parking Facilities

Parking for one or more cars is on the roadside from which Sunny Cottage is accessed through an archway with a walk of approximately 50yds – all level access. There are currently no charges to park in the public areas of Warkworth. Loading and unloading can be carried out from the car and if a trolley is required, this can be requested from Coquet Cottages PRIOR to arrival.

Entry into the Property

From the roadside, access to the house is via a tegula paved pathway which is level right up to the house. Access to the house can be made via the front door or back door. The front door has no step but a shallow thresh into a small hallway. The front door has no step but a shallow thresh into a small hallway. The front door is timber, half-glazed with decorative glass and there is an outside light which is lit for guests' arrival. There is both a Yale and traditional lock at mid and lower height. 2 keys are required to open the door.

The rear door has a step of approximately 6" into the kitchen via a stable style door which has a solid lower half and Georgian glazed upper. There is an outside light at the rear, although this is not generally lit for guests' arrival, as the key safe is situated at the front door.

Entry to the house is via the front door. Keys are retrieved from a key safe at shoulder height with a combination lock. A code being provided alongside directions prior to arrival. With keys for the front and back door provided, by taking a key each the party may leave and enter independently. If one key is left in the key safe, then by noting the key safe code, any member of the party can gain access if the others are out. There is 1 step up to the front door to enter the house. Keys for the rest of the house can be found on the kitchen table. Lights are lit in the kitchen and lounge to aid initial entry and familiarisation with the cottage.

Contact details in case of any problems in accessing the house are provided with directions and key collection instructions.

The door is solid hardwood with a Yale lock. The ground floor to the house is all on one level. There are metal or wooden thresholds at the doorways between rooms. Contrast between flooring and skirting's and doors is good.

The house is carpeted throughout the hall, stairs and landing and bedrooms. The kitchen and bathrooms are either laminate or lino with a threshold bar separating the different types of flooring.

Hall, Stairs, Landing, Corridors etc.

The house has 2 storeys, accessed by carpeted stairs. There is no lift. Each floor has only one level - there are no steps between areas within one floor. The stairs are formed in a circular fashion with irregular shaped steps – wider at one side and narrower at the other. Care needs to be exercised until familiar with them. A rope banister is provided to aid in using them.

A stairgate is situated at the bottom of the stairs primarily to prevent dogs gaining access upstairs. This must be kept in place when dogs are staying at the cottage but can easily be removed if not by pushing the clip at the lower hinge. It can easily be stored in the adjacent ground floor cloakroom.

A portable stairgate can be provided upon request for the first floor, however it cannot be fixed to the top of the stairwell, it can only be fixed at one of the bedroom doorways – the purpose being to prevent a toddler from reaching the stairs from their bedroom.

There is a small cloakroom with small wash hand basin and WC situated off the hallway, under the stairs. This is small but well lit, with a window and ceiling light. There are no grab rails.

Lounge

The lounge is accessed from the hallway via a half-glazed pine door with a standard handle.

The lounge is carpeted and has 2 x two-seater settees and an oak coffee table. There is a wood-burning stove in an inglenook fireplace, for which an initial supply of wood, firelighters and matches is provided. More supplies can be either purchased locally or provided and delivered by a local supplier for cash on delivery – order to be placed via Coquet Cottages. There is a rug in front of the fireplace with a thickness of around ½".

Sunroom

Accessed either from the lounge via double French windows or from the kitchen via a half glazed pine door, the sun room is compact with fully glazed windows along one side, solid walls on either side and a glazed roof. There is voile curtaining at the roof to diffuse the light, but no blinds. There is a cane 2 seater sofa and 2 armchairs with a glazed occasional table. There are 2 bright wall lights with a table lamp adjacent to the sofa and a reading spotlight adjacent to one of the armchairs. The broadband router is situated in this room, so whilst wi-fi access is provided throughout the cottage, if wired access via Ethernet cable is required, the connection is in this room. The telephone is also situated in the sunroom.

Self-Catering Kitchen

The kitchen is on the ground floor, all on one level and is generally spacious. The flooring is high quality laminate tiles and there are usually 2 rugs provided, one at the sink and one in front of the oven, to help minimise the risk of slipping caused by splashes of water or fat. There are also 2 dirt-trapper mats provided, one at the back door and one at the entrance to the sun room.

There is a half-glazed timber stable door leading to the rear patio garden area, with one step down over a thresh of approximately 1" height.

Kitchen appliances and facilities:

- Electric 90cm stainless steel range-style electric fan assisted double oven (one large and one small oven) and a 90cm ceramic hob
- Large free-standing American style fridge freezer with an ice and water dispenser
- Integrated stainless steel wine cooler
- Microwave
- Washer/dryer
- Electric kettle and toaster
- Coffee, espresso maker

Most crockery and pans are stored at lower bench level via pull out deep drawers. Cutlery is stored at waist height. Cups and mugs are stored at chest level cupboards.

Lighting is very good and is provided by downlighter spotlights. There is additional lighting provided under the upper cupboards to illuminate the benches and inside some of the upper cabinets. A window is situated in front of the sink and provides natural light there and for the dining area. The dining area has a small glass table and 4 leather style chairs.

The boiler is situated in the corner of the kitchen at eye level and is housed in an oak cupboard accessed by a door.

Bedrooms

There are 2 double size bedrooms located on the first floor; both are fully carpeted with bedside rugs. All on one level.

The master bedroom is spacious and has a kingsize cast iron bedstead with a medium firmness pocket sprung mattress, a goose down continental quilt and high quality bedlinen. Pillows are a mixture of feather and synthetic. Synthetic bedding can be provided on request for those with an allergy to feathers. There are windows on 2 elevations providing a good deal of natural light, this is supplemented by a bright chandelier, a table lamp at one side of the bedroom and 2 bedside table lamps on either side of the bed.

There is a cast iron, non functioning fireplace, a double wardrobe and 2 chests of drawers.

A small TV is provided which has Freeview channels and an integrated DVD player. There is a telephone socket in this room, in order that the telephone can be re-positioned here instead of the sun room.

The second double room has 2 single divan beds, each pushed against the walls on either side of the room, with a bedside cabinet and lamp in between. There is a bedside rug, a double wardrobe and a small chair. There are windows to 2 elevations providing plenty of natural light, supplemented by a bright ceiling light and a bedside table lamp. Blackout blinds are provided in addition to decorative curtains. There is a large wall hung mirror.

Both bedrooms have good colour contrast between floors, walls and furniture.

Bathroom

The bathroom is situated on the first floor, between the two bedrooms accessed from a landing area. It comprises a full size bath with mains shower over, low level WC and basin style sink installed over a fitted oak cupboard with a marble top. The bath has a shower curtain and half size glazed shower screen. Natural light is provided by a window and supplemented by good ceiling downlighters and there is an illuminated mirror above the sink. The flooring is high-quality laminate.

Grounds and Gardens

Sunny Cottage has an enclosed rear patio area bordered by 6' fencing and walls and there is a gate of approximately 4' height leading out towards the street. Although Sunny Cottage has its own patio area adjacent to the cottage with a table and chairs and border of shrubs, it is open plan with the holiday cottage next door. There is a green refuse wheelie bin adjacent to the cottage and a blue recycling bin – which is shared - situated next to the cottage next door.

There is a small open plan garden to the front of the cottage planted with a variety of flowering shrubs.

Dogs

Dogs are welcome and a bowl of water is left for them in the kitchen to enable a drink upon arrival. A dog towel, a treat and dog toilet bags are provided. Dog beds and fleece blankets are available to hire by arrangement for a small additional charge – see the booking form or enquire direct to Coquet Cottages.

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Dogs are not permitted in bedrooms or on any furniture. They must be kept in the kitchen area overnight.

Additional Information

Advice is provided in the Guest Information File of what to do in the event of an emergency, ie: where the exits are and advice on where to store keys.

Emergency torches are provided in bedside tables to aid escape in the event of a power failure.

Dogs are permitted under strict house rules, which will be provided upon enquiry and upon booking.

Emergency contact numbers are provided both at the time of booking and in a clearly labelled Guest Information File. Emergency service numbers are kept next to the cottage telephone.

Owner

Mrs Julie Ringland

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Telephone: 0191 388 3752 or 07712 657161

Agent

COQUET COTTAGES

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Co. Durham

Telephone: 0191 3883752 or 07712 657161

Fax: 0191 388 1072

Email: info@coquetcottages.co.uk

Website: www.coquetcottages.co.uk

Hours of operation: Coquet Cottages office is open from 9am to 6pm Monday to Friday and 10am to 4pm at weekends. The owners are contactable at any time.

Local Services

Local equipment hire companies: Available upon request from Coquet Cottages.

Local public transport numbers: Available upon request from Coquet Cottages.

Local accessible taxi numbers: Available upon request from Coquet Cottages.

Local Services

We welcome your feedback to help us continually improve if you have any comments please phone 0191 388 3752 or email info@coquetcottages.co.uk.