

# Access Statement for Tapestry Cottage

## Property Details

### **Tapestry Cottage**

Harbottle  
Northumberland  
NE65 7DQ  
Telephone in the property: 01669 650 073

## Introduction

**Tapestry Cottage provides self catering facilities for up to 6 people and a baby with the addition of a travel cot.**

It is located in the picturesque village of Harbottle, which is situated in the heart of the Northumberland National Park, an area of outstanding beauty.

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](http://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 on 4 floors and all bedrooms being on the upper floors and accessed via a staircase which has irregular sized treads. The house is located in the centre of a village with a pub, The Star Inn, which also sells newspapers and limited food produce, which can be accessed on a level, with nothing more than roadside kerbs to negotiate.

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. There is no mobile reception in Harbottle and in the immediate area. There is mobile reception in Rothbury.

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

No smoking is permitted in the house.

## Pre-Arrival

### **Marketing**

Marketing is carried out via the internet. Tapestry 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](http://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**

Tapestry Cottage is situated in the heart of the National Park village of Harbottle, with a pub, The Star Inn. A precise location is provided via a link to Google maps from the Tapestry Cottage webpage. The nearest small town is Rothbury (8.7 miles) and the nearest larger town is Alnwick (20.3 miles).

### **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 to 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, 39.5 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 bottle of quality wine
- 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
- 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 gravel drive which is accessed through wooden double gates, with additional parking on the roadside.

### **Entry into the Property**

From the roadside, access to the house is via the double wooden gates onto the gravel drive which is level right up to the house. Access to the house can be made via the side door or front door. The side door has no step but a thresh into a small porch. The front door has steps leading down into the utility room. The side door is timber, half-glazed and there is an outside light which is lit for guests' arrival. This side door will be kept unlocked. Once inside the porch there is another timber and half-glazed door. There is a traditional lock at lower height, 1 key is required to open the door.

The front door has steps into the utility room via a solid wooden door. There is an outside light at the front, although this is not generally lit for guests' arrival, as the key safe is situated at the side door.

Entry to the house is via the side 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 side, and front 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 dining room from the side door once in the porch. Keys for the rest of the

house can be found on the kitchen table. Lights are lit in the dining room 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 ground floor to the house is on two levels. There are metal or wooden threshes at the doorways between rooms. Contrast between flooring and skirting's and doors is good.

The house has wood flooring in the bedrooms and carpet up the main stairs and landings. The lounge has wood laminate flooring. The dining room, kitchen, hall, utility, downstairs cloakroom and bathrooms have marble floor tiles. With a thresh bar separating the different types of flooring.

### **Hall, Stairs, Landing, Corridors etc.**

The house has 4 storeys, accessed by carpeted stairs and marble steps. There is no lift. Each floor has two levels - there are steps between areas within one floor. There is a marble tiled step from the porch into the dining room and there are 5 marble tiled steps from the dining room up to the hall which leads into the kitchen and lounge. From the hall there is carpeted stairs up to the bedrooms. There are two carpeted steps from the front door down into the utility room.

A stair gate 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 cupboard under the stairs.

A portable stairgate can be provided upon request for the first floors.

There is a small cloakroom with wash hand basin and WC situated off the utility room.

### **Lounge**

The lounge is accessed from the hallway via double oak doors with a standard handle. The lounge has wood laminate flooring and has 1 x two-seater settee, 1 x three-seater settee and an armchair.

There is a wood-burning stove in a marble fireplace, for which an initial supply of wood, firelighters and matches is provided. More supplies can be either purchased locally. There is a rug in front of the fireplace of traditional design and a side table with a large stone lamp. At the other end of the sitting room there is a round wooden table with 5 antique wood and leather chairs with a cow hide rug underneath. There is also an occasional table with a large ceramic lamp on top, a wooden cupboard and a marble topped antique cupboard.

The broadband router is situated in this room, so whilst wi-fi access is provided throughout the cottage, if wired access is required, the connection is in this room. The telephone is also situated in the lounge.

### **Dining Room**

Entrance to the dining room from the outside is either by the side door or through the double French windows. Inside the house the dining room is down 5 steps from the marble floored hallway. There are two sash windows. The floor is marble tiled with an antique rug under the large handmade oak dining table. There are 5 chairs and a large ornate painted bench. There is a painted pine dresser and a green painted elm chair. There are wall lights and a chandelier above the table. The French windows lead out onto the wooden veranda and garden.

## **Self-Catering Kitchen**

The kitchen is on the ground floor, all on one level and is generally spacious. The flooring is high quality marble 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 dirt-trapper mats provided, one at the back door, at the entrance to the dining room and at the front door.

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 and then a further five steps down.

Kitchen appliances and facilities:

- Electric 110cm stainless steel range-style electric fan assisted double oven and a 110cm gas hob
- Integrated fridge and freezer
- Microwave
- Electric kettle and toaster
- Dishwasher

Most crockery and pans are stored at lower bench level via cupboards. 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.

## **Bedrooms**

There are 3 double size bedrooms located on the first floor.

The master bedroom is spacious and has a king size oak 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 downlighters and 2 bedside table lamps on either side of the bed.

There is a double wardrobe, a chest of drawers an armchair and 2 bedside cabinets.

The second double room has a double bed with a bedside cabinet and lamp at each side. There is a bedside rug, a double wardrobe and an armchair. There are windows to 2 elevations providing plenty of natural light, supplemented by bright ceiling lights and a standing lamp. A blind is provided in addition to decorative curtains at the other window. There is a dressing table, stool and mirror.

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

The en suite bedroom has a double bed with bedside cabinets and lamps on either side. Further light is provided by downlighters and the sash window. There is a wardrobe, chest of drawers, chair and mirror. Through the oak door is the en suite bathroom with toilet, sink, and freestanding bath. There is a sash window looking out to the hills beyond.

## **Bathroom**

The bathroom is situated on the first floor, between two bedrooms accessed from a landing area. It comprises a full size free standing bath with shower head, low level WC and sink. There is a walk in shower with overhead shower head. Natural light is provided by a sky light window and supplemented by good ceiling downlighters and there is a mirror above the sink. The flooring is high-quality marble tiles.

## **Grounds and Gardens**

Tapestry Cottage has an enclosed garden and patio areas bordered by stone walls and there is a gate of approximately 4' height leading out towards the street. There is a green refuse wheelie bin and a blue recycling bin – situated between the garage and porch. The gardens to the back of the property have a lawn with patio and seating areas and a secure stone shed used for storing bikes. There is also a dovecote.

There is a large garden to the side of the cottage mainly laid to lawn with gravelled patio areas and an old Showman's Caravan that is currently being renovated.

## **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.

Tapestry Cottage has an enclosed rear and side area bordered by 4' stone walls and there is a gate of approximately 4' height leading out towards the street. As children are able to use the garden the area must not be used as a toilet for dogs.

Dogs are not permitted in bedrooms or on any furniture. They must be kept in the dining room or utility 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**

### **Ms Theresa Chapman**

Address:  
11 Thornhill Gardens  
Sunderland  
Tyne and Wear  
SR2 7LD

Telephone: 0191 552 2430 or 07841 123451

## **Agent**

### **COQUET COTTAGES**

44 Denwick Close  
Chester-le-Street  
Co. Durham

Telephone: 0191 3883752 or 07712 657161  
Fax: 0191 388 1072

Email: [info@coquetcottages.co.uk](mailto:info@coquetcottages.co.uk)  
Website: [www.coquetcottages.co.uk](http://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.

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](mailto:info@coquetcottages.co.uk).