

Access Statement for The Bridge Barn

Property Details

The Bridge Barn
Bridge Street
Warkworth
Northumberland
NE65 OSS
Telephone in property: 01665 714425

Introduction

The Bridge Barn 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 spot behind a row of houses facing onto the main street of Warkworth (Bridge Street). At the bottom of this road (approximately 500m away) is the 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, but all bedrooms and the bathroom are on the ground floor with living and kitchen space on the first floor accessed via a relatively steep 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 by 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.

A smoke detector is fitted and regularly checked by housekeeping staff. A fire extinguisher, 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. The Bridge Barn 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. See below for contact details.

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

The Bridge Barn 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 Bridge Barn 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, 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, 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
- A bottle of wine
- One/two toilet rolls
- Kitchen roll, foil and cling film are usually provided but cannot be guaranteed
- A local newspaper the 'Northumberland 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 in the adjacent road 'The Butts'. There are currently no charges to park in the public areas of Warkworth.

Entry into the Property

From the roadside, access to the house is via the door on Bridge Street marked No.11 which has a step of approximately 100mm. From this door you continue down a stone passageway illuminated by motion sensors. A torch is recommended. The passageway is approximately 850mm wide. This continues through another door (approximately 750mm wide) into a courtyard which is level and through a gateway approx. 700 mm wide. There is then a small gravel courtyard leading to the front door. Access to the house can be made via the front door. The front door has no step but a shallow thresh into a small hallway.

The front door is timber, with a decorative glass panel 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 is a sliding patio door to the garden via the double bedroom. 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 is 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. Keys for the rest of the house can be found in the boiler cupboard if required. Lights are lit in the Hallway and kitchen 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 all on one level. There are metal or wooden threshes at the doorways between rooms. Contrast between flooring and skirting's and door's is good. The floors are laminated throughout the hall, with a rug and the stairs are wooden along with the kitchen, dining and living space. The double bedroom has laminate flooring with a rug and the smaller bedroom is carpeted. The bathroom has a tiled floor. A thresh bar separates the different types of flooring.

Hall, Stairs, Landing, Corridors etc.

The house has 2 storeys, accessed by wooden 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 an upright 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 portable stairgate can be provided upon request for the first floor and the bottom of the stairs.

Lounge

The lounge is on the first floor and accessed up the stairs and through the open plan kitchen area. The lounge has a wooden floor with a rug and has 1 x 3 -seater sofa and 2 x armchairs, a gas burning stove and side table. There is a rug in front of the fireplace with a thickness of around 1/4".

Dining Area

Open plan either from the lounge or kitchen on the first floor, the dining area is relatively compact with a mix of fully glazed windows and solid walls. There is a roman blind and bright overhead lighting. The dining table measures 90 mm wide x 180cm long with 6 chairs. The table height is approximately 90cm high. The broadband router is situated in this area, so whilst wi-fi access is provided throughout the cottage, if wired access via Ethernet cable is required, the connection is in this part of the room. The telephone is also situated in the dining area

Self-Catering Kitchen

The kitchen is on the first floor, all on one level and is generally spacious. The flooring is wooden. Kitchen appliances and facilities:

- Electric 90cm stainless steel range-style electric fan assisted double oven
- Standard stainless steel gas hob
- Under island fridge with large freezer compartment
- Microwave
- Washer/dryer
- Electric kettle and toaster
- Coffee, espresso maker

Most serving ware and pans are stored at lower bench level via cupboards. Cutlery is stored at waist height. General Crockery, Cups and mugs are stored at chest level cupboards. Lighting is very good and is provided by 2 large overhead lights. There is additional lighting provided under the upper cupboards to illuminate the benches. A window is situated in front of the sink and provides natural light there and for the kitchen area. The boiler is situated at the edge of the kitchen at eye level and is housed in a cupboard.

Bedrooms

There are 2 bedrooms located on the ground floor (1 double, 1 with 2 singles as bunk beds). The room with bunk beds is carpeted. The double bedroom has a laminate floor with a rug. Bedrooms are all on one level.

The master bedroom is a good size with a double bed 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 patio windows on 1 elevation providing a good deal of natural light, this is supplemented by a bright overhead light and 2 bedside table lamps on either side of the bed. There is a large wardrobe with sliding doors that includes a chest of drawers. A small TV is provided which has Freeview channels. A large mirror is on the wall. Fully lined curtains are provided.

The second double room has 2 single beds put together as bunk beds on one side of the room, wall lights above each bed. There is a bedside rug, a small chest of drawers and a small chair. There is a window to 1 elevation providing natural light, supplemented by a bright ceiling light and a bedside wall lights. Roman blinds are provided in addition to window decals. There is a wall hung mirror. Both bedrooms have good colour contrast between floors, walls and furniture.

Bathroom

The bathroom is situated on the ground floor, next to the two bedrooms accessed from a hallway area. It comprises a full size bath with grab rails mains shower over, low level WC and large basin. The bath has a half size glazed shower screen. Light is provided via 3 bright downlighter spotlights and there is a mirror above the basin. The flooring is tiled evenly.

Grounds and Gardens

The Bridge Barn has an enclosed rear patio and graveled area bordered by 6' fencing and walls and there is a gate of approximately 4' height leading out towards the front courtyard. It is a private garden with table, chairs BBQ and washing line facilities. There is a green refuse wheelie bin adjacent to the cottage and a blue recycling bin situated alongside the wall at the left hand side of the barn where the stone steps are. There is a small open plan gravel courtyard to the front of the cottage shared with neighbouring properties.

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. The Bridge Barn has an enclosed rear garden area bordered by 6' fencing or walls and there is a gate of approximately 4' height leading out towards the inner courtyard. Although the back garden is private, the courtyard at the front is shared and therefore, the area must not be used as a toilet for dogs and if they are to be let out without a leash, this must be within the enclosed back garden, to avoid any problems with them fouling communal areas. 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, i.e.: where the exits are and advice on where to store keys. Emergency torches are provided in bedrooms to aid escape in the event of a power failure. 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.

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

Owner

Mrs Philippa Brown

Address:
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Queens Street
Halford
Warwickshire
CV36 5BT

BOOKING 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
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.

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