

# Access Statement

## Property Details

**Victoria Cottage**  
**5 The Butts**  
**Warkworth**  
**Northumberland**  
**NE65 0SS**  
**Tel no 01665 711278**

## Introduction

Victoria Cottage is a two storey, detached house, which provides self catering facilities for up to six people and a baby with the addition of a travel cot. A well behaved dog is also welcome under strict house rules which can be viewed on the website. The cottage was built over 100 years ago and in 2008 it was completely renovated with the addition of a substantial two storey natural stone extension. It has full gas fired central heating.

It is located within a central location in the Conservation area of the historic village of Warkworth. All the bedrooms are on the upper floor.

Free Wi-Fi is available throughout the cottage as well as a house telephone which has outgoing calls barred unless by payment with a credit or debit card. Incoming calls and emergency calls are free. Mobile reception is reasonably good.

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

## Pre-Arrival

Comprehensive information is available on our agent's website [www.coquetcottages.co.uk](http://www.coquetcottages.co.uk), detailing places to visit, places to eat, local shops, amenities and services. This same information is available in Victoria Cottage and is also available in printed form upon request.

A large-print brochure for each property is also available upon request. This information can be posted, faxed or emailed and are also available at Victoria Cottage.

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

Groceries can be ordered on-line from several stores such as Asda and Tesco for delivery at a time-slot determined by you. See Coquet Cottages webpage 'Need Groceries' for more information on local shops and supermarkets.

Victoria cottage is near the centre of the village, which has several restaurants, shops and post office.

## **Arrival and Car Parking Facilities**

### *Parking*

Space is available for one large car or two medium size cars to park on the drive. In addition parking is available on the road at the front of the property and immediately across the road in a free public car park.

### *Access to the Property*

Access is initially up the drive, through the rear gate to the back door that has a conventional 15cms step. The key safe is adjacent to the back door. Keys for the rest of the house are on the kitchen worktop. Entry is also provided up three steps to the front door.

Lights are lit in the living room and kitchen to ease access.

## **Welcome Pack**

A welcome pack that typically includes the following items is provided in the cottage on your arrival:

- Quality Wine
- Tea (including specialist teas)
- Coffee (including filter coffee)
- Sugar and sweetener
- Biscuits or a home-baked cake
- Bottled water
- Fresh milk
- A local Gazette (published weekly on a Thursday)
- Complimentary luxury toiletries for all adult guests
- Treat for dogs
- Fresh flowers
- Sweets for children

## **External Features**

Victoria Cottage has an enclosed spacious and sunny Indian stone patio enclosed by a fence and wall giving considerable privacy. A teak garden table, six chairs and two benches are provided. There is also a garden shed that can house 3-4 bikes and a timber refuse bin storage area.

## **Kitchen – Diner**

The kitchen-diner is on the ground floor and is entered from the rear hallway or from the lounge. There are two windows over the sink and drainer with a further window in the snug area on the north facing wall. The west wall has two windows and a large patio door. The north facing windows are fitted with blinds and the patio door and windows have full length drapes.

The kitchen area is surrounded by worktops and is fully fitted with cupboards, fridge/freezer, dishwasher, cooker, hob, microwave, electric kettle and coffee maker.

The dining area is furnished with a dining table, six chairs, two high stools, compact sofa, set of coffee tables and a flat screen television.

Crockery and pans are stored in the kitchen cupboards. Cutlery is kept in a drawer at waist height.

There is good lighting supplied by several spotlights and a reading lamp is placed in the snug.

A children's dressing up trunk is stored in the kitchen.

### **Utility**

The utility room is accessed directly from the kitchen and incorporates a washer/dryer, fitted cupboards, stainless steel sink, shoe rack and additional coat hooks. A stair gate, vacuum cleaner and clothes drier are stored in this room.

### **Shower Room**

The shower room, which has fully tiled floor and walls, is situated off the rear hallway. It has a mains shower in a large cubicle, WC and washbasin.

### **Lounge**

The lounge is accessed along a corridor from the kitchen or alternatively from the front door porch. The room incorporates an inglenook fireplace with a gas-burning stove, one north facing window and a large bay window overlooking the River Coquet all with blinds and curtains. The room has a fitted carpet, centre light, standard lamp, table lamp, flat screen television, DVD player, selection of DVDs, PlayStation2 games console with games, hi-fi DAB radio/CD and an ipod docking station.

There are two sofas, two armchairs, a bookcase, television table, two coffee tables and a nest of tables.

A comprehensive information folder along with a wide selection of tourist information leaflets is available together with a selection of books and games.

### **Master Bedroom**

It is large and sunny incorporating dual aspect windows with a view of Warkworth Castle. There is a dressing table with a table lamp, mirror and flat screen television. There are drapes to both windows, fitted carpet, kingsize bed, tub chair, bedside tables and lights as well as substantial fitted wardrobes incorporating a mirror.

### **Bedroom 2**

There is a kingsize bed with bedside tables and lights as well as a wardrobe, small chest of drawers, chair and fitted carpet. The window directly overlooks the River Coquet.

### **Bedroom 3**

This bedroom has two single divan beds each with a bedside cabinet and lamp plus a fitted wardrobe incorporating a mirror. The window provides a view downstream of the River Coquet.

### **Main Family Bathroom**

Spacious fully tiled (floor and walls) bathroom with bath, separate corner shower cubicle, basin with mirror and WC. Natural light is provided by a rooflight and supplemented by spotlights.

### **Additional Information**

Advice is provided in the Guest Information File on what action to take in the event of an emergency.

An emergency torch is stored in the drawer of the dressing table in the master bedroom.

### **Contact Information**

Please contact either the owners or the booking agent if you have any queries whatsoever about the accessibility of this cottage.

#### **Cottage owners and address:**

Pat and Alan Baxter  
16 Oaklands  
Ponteland  
Newcastle upon Tyne  
NE20 9PH  
07952 811493

#### **Booking Agent:**

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