

Access Statement for VIRGINIA COTTAGE

Property Details

Virginia Cottage

2 Brewery Lane

Warkworth

Northumberland

NE65 0UX

Telephone in property: 01665 711435

Introduction

Virginia Cottage provides self catering facilities for a small family and or baby. A travel cot and z-bed are available on request.

Virginia Cottage is located in the centre of Warkworth village just yards from the River Coquet. To walk to the village from the property exit the front door turn left and you will be in the centre of the village in less than a minute.

1 well-behaved dog is 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 cottage is not generally suitable for those with disabilities, as the staircase to access the first floor is steep. The bathroom and kitchen, which are situated to the rear of the building, are accessed via three steps.

A small range of shops, pubs, restaurants and cafes can be accessed on a level, but with some difficulty for wheelchair users. 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. Emergency numbers are free of charge. The telephone number of the cottage is 01665 712925. Directions and key collection instructions if required before your holiday can be requested from Coquet Cottages. Mobile reception is restricted within the cottage and in the immediate area, but clear within the village centre, approximately 100yds from the cottage.

A smoke detector is provided in the hallway and a fire extinguisher and fire blanket are located next to the back door in the kitchen. A first aid kit is provided in the kitchen.

No smoking is permitted in the house.

Pre-Arrival

Marketing

Marketing is carried out via the agents website. Virginia 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 website address is www.coquetcottages.co.uk.

Enquiries

All enquiries are directed to and handled by the Agent, Coquet Cottages.

Bookings

Bookings can be either made directly on-line via the website, 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, via email or via post, upon request.

Location

Virginia Cottage is situated in the heart of the beautiful picturesque village of Warkworth, with several shops, pubs, restaurants and cafes all within a few minutes of easy walking distance. These facilities are provided via a link to Google maps from the Virginia 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, Food Local Food (for locally sourced organic groceries suppliers) and Rothbury Wines. Deliveries can be made to the cottage 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.

Equipment Hire

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

Arrival & Car Parking Facilities

Once in the village follow the road until the road forks at the war memorial monument and bear left towards the church the road passes the church and leads onto the riverbank to an area called The Stanners. Drive along the riverbank for approx. 500 yards, you will see the gable end of Lane End cottage on your left. Virginia Cottage is next door. Parking in any riverside bays either adjacent to Lane End cottage or further back along The Stanners is free.

Access to the Cottage

Access to the house can be made via the front door or back door. The front door has a small stone step into a small hallway. The front door is of timber with a small glass inlet and an outside light which is lit for guests' arrival. The rear door has a step of approximately 6" into the kitchen via a double glazed door.

Initial 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. Keys for the rest of the house can be found on top of the fridge in the kitchen.

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.

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)

Toilet rolls

Kitchen roll, foil and cling film are usually provided but cannot be guaranteed

A local newspaper

Fresh flowers

Sweets and fruit juice for children

A treat, dog towel, dog bowl and bed for dogs.

Dogs

Dogs are welcome. On arrival a dog towel, a treat, bowl and a dog bed and fleece blanket are all available free of charge.

Court Yard

Glazed doors open onto the courtyard from the kitchen, giving access to the rear of the lane which is adjacent to the cottage next door, this area **must not** be used as a toilet for dogs and dogs are not allowed to be left in the courtyard at anytime either when you are in the cottage or when you leave the cottage for any reason.

Dogs are **not** permitted in bedrooms or on any **furniture**. They must be kept in the kitchen area or the landing area between the bathroom and kitchen downstairs overnight.

Main Entrance

Access to the house can be made via the front door or back door. The front door has a small stone step into a small hallway. The front door is timber. There is an outside light which is lit for guests' on 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" to step up to and exit the back door.

The door is glazed with a Yale lock, if there is an emergency there may be a need to enter from the rear door, for this reason the second spare set of keys are left on the fridge top and not left in the lock.

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 other guest is out.

The ground floor to the house is on two levels. To access the bathroom and kitchen there is approximately three steps with a wooden banister to the right of the wall for added safety, Contrast between flooring and skirting's and doors is good.

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

Hall, Stairs, Landing

The house has 2 storeys, accessed by carpeted stairs with a wooden banister to the right for support. There is no lift.

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 under the stairs ground floor cloakroom when not in use.

Stairs

This is a small but well lit area, with a window at the top of the stairs and ceiling light, and a well lit area at the bottom of the stairs, the fire alarm is fitted in this area above the door.

Lounge

The lounge is accessed from the small hallway via a timber door with a brass knob. The lounge is carpeted and has a two-seater settee, a leather armchair with matching foot rest and a nest of coffee tables is situated to the left of the settee.

There is a wood burning stove which is (HETAS registered) set in the original fireplace, and a fireguard for added safety. The lounge has also been fitted with a carbon monoxide alarm. Along the walls on either side of the fireplace are fitted shelves and cupboards, to the left of the fireplace are cupboards which house the fuse boxes, if at any time a bulb blows the lights to the property will trip, you will need to re-set the trip switch in order for the supply to come back on. Above the cupboard is a shelf with a lamp and a CD and radio player. To the right side of the fireplace are fitted shelves with a wide range of books to suit all tastes, as well as an extensive selection on local wildlife and binoculars for you to use while staying in the cottage.

The cupboards under the shelf house all DVD's, telephone directory, games and a needlework box.

A supply of wood, firelighters and matches are provided between the months of October and March. More supplies can be either purchased locally or provided and delivered by a local supplier for cash on delivery orders can be placed via Coquet Cottages. There is a rug in front of the fireplace with a thickness of around ½". There is a dining room table and four chairs to the back of the room and a TV cabinet with flat screen TV and DVD and video amenities available. All windows apart from the glazed back door are single glazed sash windows.

Self-Catering Kitchen

The kitchen is on the ground floor. Exit the second door from the living room, three steps up to the kitchen entrance. The kitchen is long with work surfaces on either side of the kitchen with a small breakfast bar and 2 chrome breakfast stools.

The flooring is quality laminate, tiles run along both sides of the kitchen and a quality wool door rug is provided at the foot of the kitchen door to help minimise slipping when entering from the yard. There is an extra weather mat outside the kitchen door.

Kitchen appliances and facilities:

- Electric 90cm stainless steel range-style electric fan assisted double oven and a 90cm ceramic hob
- Large free-standing stainless steel fridge freezer.
- Microwave
- Washer/dryer
- Kettle for hob use (also for quickness electric kettle) situated in the storage unit in the under stairs cloakroom. Electric toaster
- Dishwasher
- Most crockery and pans are stored at lower bench level via pull out deep drawers. Cutlery is stored at waist height. Cups and mugs wine glasses, drinking goblets are stored in the glass cabinet at eye level above the sink
- Lighting is very good and is provided by downlighter spotlights. There is additional lighting in the glass cabinets
- The boiler is situated in the left hand corner of the kitchen at eye level

Bedroom

There is one large bedroom with double size bed located on the first floor; fully carpeted. The master bedroom is spacious and has a cast iron bedstead with a medium firmness pocket sprung mattress, a good quality continental quilt and high quality bedlinen. Pillows are a mixture of feather and synthetic. Synthetic bedding can be provided on request for those with allergies to feathers. There are sash windows on both sides of the bedroom providing good natural light with cushioned window seats extra lighting is supplemented by a bright chandelier, and bedside lamps on both sides of the bed. Two other lamps situated near the back wall.

There is a dresser with drawers underneath, a set of drawers comprising of three drawers, a free standing dresser mirror and chair. Two bedside tables either side of the bed. The second door leads off to an en suite washroom/WC with added storage area for toiletries.

Bathroom

The bathroom is situated on the lower floor, between the kitchen and the living room area. It comprises a white full size bath with mains shower over, low level WC and wash basin with mirror above. There are ceiling down lighters. An oak storage cabinet is situated above the WC. The bath has a fitted glass ROMA shower screen. The flooring is high quality laminate.

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 and another more powerful torch is situated under the staircase. 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.

Owners

Jackie & Paul Bannister
Address:
30 Primrose Close
Spennymoor
Co. Durham
DL16 7YE
Telephone: 01388 812871 or 07825351308

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.

Any suggestions for improvement?

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.