

Access Statement for Castle Street Cottage

Property Details

Castle Street Cottage

35 Castle Street
Warkworth
Northumberland
NE65 0UN
Telephone in the property: 01665 479251

Introduction

Castle Street Cottage provides self-catering facilities for up to 5 people and a baby with the addition of a travel cot.

It is a stone-built mid-terrace cottage located on the main street of Warkworth.

1 medium or large or up to 2 small, well behaved dogs are also welcome under strict house rules which are available to view on our website <http://www.coquetcottages.co.uk/our-guides/booking-conditions> 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 with the bedroom and bathroom on the upper floor accessed by a staircase. However, 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 slight inclines and roadside kerbs to negotiate, although some shops and the castle are situated on a steeper, sloping hill.

A house telephone is provided, which has outgoing calls barred, incoming calls are permitted free of charge. Calls to emergency numbers are free of charge. The telephone number of the cottage is provided at the top of this document and also provided alongside directions and key collection instructions.

Mobile reception is very limited within the cottage but clearer in the garden or in the centre of the village.

Smoke detectors are provided on the ground floor 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. Castle Street 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

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booking. The web address is <http://www.coquetcottages.co.uk/northumberland-holiday-cottages/castle-street-cottage/>

Enquiries

All enquiries are directed to the Agent, Coquet Cottages.

Bookings

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

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

Castle Street 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. 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 and Tesco's for delivery to the house after your arrival. It's essential that deliveries are scheduled for when you are at the cottage and can accept and sign for the delivery yourself. 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
- A small loaf of locally baked bread
- A jar of locally made jam
- A pack of butter
- A bottle of wine
- Complimentary The White Company 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 Northumbrian Gazette (published weekly on a Thursday)
- Fresh flowers
- Sweets and fruit juice for children
- A treat, toilet bags and a dog towel for dogs

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Equipment Hire

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

Arrival and Car Parking Facilities

Castle Street Cottage does not have a designated parking space. However there are several parking spaces adjacent to the Cottage as well as a village square car park just yards away which is free of charge. Parking is allowed directly outside the Cottage for loading and unloading.

Entry into the Property

From the roadside, access to the house is from the main street. Access to the house is by the front doorway. The front door has a step which leads into a long hallway. The front door is black UVPC, part-glazed with decorative glass and there is an outside light which is lit for guests' arrival. There is a traditional lock at mid height.

Keys for gaining access to the cottage are retrieved from a key safe located to the right side of the front door, at shoulder height, and has a combination lock. A code is provided alongside directions prior to arrival. It is recommended that if the party splits up, that the key is kept in the key safe so that any one of the party can gain access to the cottage at any time if they keep the code with them. Lights are lit outside the cottage and in the 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.

There are metal or wooden thresholds at the doorways between most rooms. Contrast between flooring and skirting's and doors is good.

The hallway and lounge floors are fitted with traditional wooden doors. The kitchen and lounge floors are covered in high quality Karndean wooden style tiles. The stairs and bedroom are carpeted.

Hall, Stairs, Landing, Corridors etc.

The house has 2 storey's, accessed by carpeted stairs. There is no lift. The ground floor has two levels with a step down from the lounge to the kitchen - there are no steps between areas on the first floor.

The stairs consist of 1 main flight onto a small landing. There is a banister rail for the full length of the main flight. A small window provides natural light to the stairwell during the day. There are several spotlights on both the ground and first floor landing.

Lounge

The lounge is accessed from the hallway via a traditional wooden door with a standard handle.

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The lounge is covered in Karndean flooring and there is a large, shallow pile rug in front of the fireplace. There is a large 3-seater fabric covered sofa and two large single fabric armchairs. There is a large coffee table in front of the sofa and an antique style table with a table lamp in the far corner.

There is an antique style pine cupboard housing a selection of books, DVDs and games.

There is a wood-burning stove housed in a sandstone inglenook fireplace for which an initial supply of logs, kindling and firelighters are provided between October and April. Further supplies can be purchased locally, including from the Village Store, which is just around 100 yds from the cottage.

There is a large flatscreen digital TV located on a pine TV cabinet, which has a DVD player and Freeview channels. In this area there is also a docking station for music.

Instructions for all equipment in the cottage can be found at the back of the Guest Information File.

Lighting in the lounge area is subtle with a ceiling pendant light and 2 table lamps at either end of the lounge.

Kitchen

The large kitchen/diner is on the ground floor. There is a large pine dining table with 6 chairs. The flooring is high quality Karndean wooden style floor tiles. Lighting is very good, provided by several ceiling down-lighters.

Kitchen appliances and facilities:

- Electric 45cm stainless steel electric fan assisted oven and a 4 ring gas hob.
- Extractor fan with integral light above the hob.
- Large free-standing fridge freezer
- Microwave
- Washer/dryer
- Electric kettle and toaster
- Coffee, espresso maker
- Dishwasher
- 2 slice toaster

Most crockery is stored at below bench level via kitchen cupboards. Pans and cooking dishes are stored at below bench height level. Cutlery is stored at waist height. Cups and mugs are stored at chest level cupboards.

The boiler is situated in a walk-in storage cupboard in the kitchen. The boiler is set by the owners according to the season and a timer program unit is situated in the kitchen, which again is set by the owners but can be altered if absolutely necessary. Please ensure the settings are reverted before your departure.

There is an outside storage area which houses the refuse bins. There is a fortnightly collection system in place for blue bins (recyclable items) and green bins (general household waste), full details are provided in the Guest Information file and also on a chart affixed to the kitchen wall.

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Bedrooms

There are 2 double size bedrooms and one single bedroom located on the first floor; all are fully carpeted. All on one level. Luxury bedlinen is used throughout.

The master bedroom is situated at the front of the property. It is spacious and has a kingsize bed (5ft wide) with a medium firmness pocket sprung mattress, a 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 is a large window providing a good deal of natural light, this is supplemented by a bright chandelier and 2 bedside table lamps on either side of the bed. There is a double wardrobe and a chest of drawers. The master room also has a small en-suite shower room, shower has one step up to it.

The second double room is situated at the back of the property and has a kingsize bed (5ft wide), two bedside cabinets with table lamps and a double wardrobe. There is a small wall mounted table and vanity chair for drying hair etc.

There is a large window providing plenty of natural light, supplemented by a bright ceiling light. Blackout blinds are provided in addition to decorative curtains. There is a large free standing mirror.

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

Bathrooms

The family bathroom is situated on the first floor, adjacent to the back bedroom and accessed from a landing area. It comprises a full size bath with mains shower over, low level WC and pedestal style sink with a mirror overhead. The bath has a glazed shower screen. Natural light is provided by a window and supplemented by good ceiling down-lighters. The flooring is high-quality non slip floor tiles. There is an extractor fan. There is a heated towel rail. The large window provides plenty of natural daylight and is glazed in frosted glass. There is a venetian blind provided for privacy.

The master bedroom has its own en suite shower room, with a walk-in shower, WC and wash hand basin,

Complimentary toiletries by The White Company are supplied to all adult guests.

Towels are provided.

Grounds

Castle Street Cottage has a long cottage style garden which is fully enclosed for children and animals. We cannot guarantee the garden is 'secure' as this is dependent upon the ability of the child or dog to find a way out. Care should be exercised and a walk around the garden upon your arrival to assess how enclosed it is, is highly recommended.

The garden is set on two levels with stone steps to the lower level. It has several seating areas, it is partly laid to lawn with attractive borders planted to attract the wildlife. There is a large patio area with outdoor dining table and chairs together with a large parasol to provide shade during the summer.

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Dogs

1 large or medium dog or 2 small dogs are welcome. A dog towel, a treat and dog toilet bags (for each dog) 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.

Dogs are not permitted in the bedrooms or on any furniture. They must be kept in the kitchen area overnight and are not permitted to be left unattended in the cottage at any time. Coquet Cottages offer a dog sitting service, contact them to arrange.

Additional Information

Direction 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, and can be viewed on our website using these links: Booking Conditions: <http://www.coquetcottages.co.uk/our-guides/booking-conditions/> and <http://www.coquetcottages.co.uk/our-guides/dogs-welcome/> .

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.

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.

Virtual Tour of Castle Street Cottage

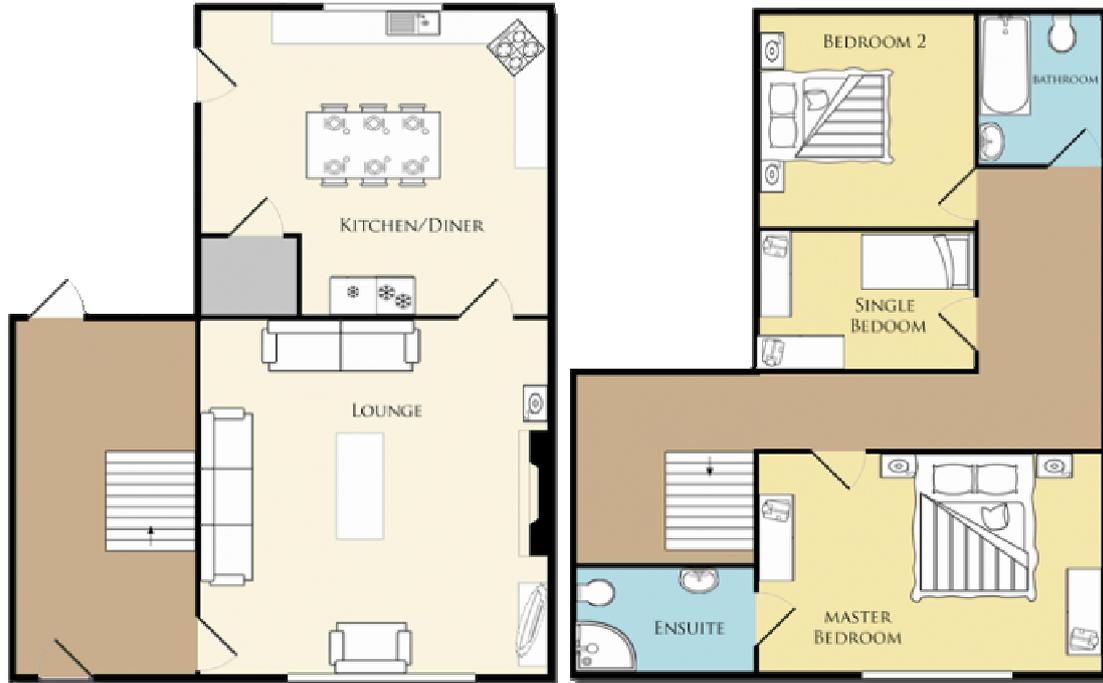
Click on the link below or copy and paste it to your browser address bar to view a virtual tour of the cottage. This allows you to click on the image to move around the property as if you were there, so you can see all areas very clearly.

<https://my.matterport.com/show/?m=ES3YRmWAA8o>

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Floor Plan

This floor plan is provided to give you a general view of the layout of the cottage, it isn't entirely to scale and may not show minor details such as floor level changes. Please contact Coquet Cottages if you have any queries.



Owner

Mrs Sandra Thomas

All enquiries once you arrive at the cottage are to be directed to the owner. Her contact details will be provided with arrival instructions and are also contained with the Guest Information File in the cottage.

Booking Agent

All booking and general enquiries prior to arrival at the cottages should be directed to Coquet Cottages, as follows:

COQUET COTTAGES

2 Station Road
Warkworth
Northumberland
NE65 0XP

Telephone: 01665 710700

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Email: info@coquetcottages.co.uk

Website: www.coquetcottages.co.uk

Hours of operation: The 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 – full contact details will be provided to you with your arrival instructions and are contained within the Guest Information File in the cottage.

We welcome your feedback to help us continually improve if you have any comments please phone 01665 710 700 or email info@coquetcottages.co.uk.

Please note that a short survey will be emailed to you on your final holiday day, seeking feedback of your stay.

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