

Coastal Retreats want to make everyone's stay as enjoyable as possible, and are committed to providing suitable access for all our guests, whatever their individual needs. We aim to accurately describe our facilities and services to give you the confidence to book the right property for you. There is a full description together with photos and a video tour of the property on our website www.coastalretreats.co.uk

ACCESS STATEMENT FOR BEADNELL BEACH HOUSE

At a Glance

- This is a two-storey property.
- It sleeps 10 and has four bedrooms and three bathrooms.
- One bedroom on the ground floor and three bedrooms on the second floor.
- The kitchen, dining and living space has level access and no stairs.
- There are parking spaces for four cars, directly outside.
- The front entrance has a ramped approach access. The outdoor space has stepped access.
- Externally there is a rear patio with stepped access.
- Dogs are permitted in the property.
- No smoking or vaping is permitted in the house.

Pre-Arrival

- The property is best reached by car. It is situated in Beadnell village. There is a driveway to the front of the cottage and parking spaces are in front of the house. The front door is accessed via the driveway with a key safe by the door at 148cm height.
- Public transport: the property can be reached by rail, the nearest mainline railway station is 14 miles away. <https://www.coastalretreats.co.uk/activities/how-to-get-here/>
- Taxis are available from the station. A list of taxi companies can also be found via our website link above.
- Information about local bus services can be found on the Northumberland coast bus service website <http://www.northumberlandcoastaonb.org/getting-around/>
- Local food partner Food Heaven (www.foodheaven.co.uk) can deliver and unpack groceries prior to your arrival and items can be ordered up to 48 hours before arrival. Other supermarkets deliver to the area. Alnwick (18 miles away) has large supermarkets, small independent shops, garages and all the local amenities.
- The brochure is printed in standard font size with pictorial representations of the main features. Our aim with the design of our website is to make it as easy to use and understand as possible. We want visitors with disabilities to be able to gain the same benefit from using our website as those who are able-bodied.
- Mobile phone reception may be poor within this area and we cannot guarantee a full signal.
- There is WiFi and a landline phone but the functioning of these cannot be fully guaranteed and any external fault is beyond our control.
- The nearest NHS walk in centre is in Ashington, which is 37 miles away, and the nearest A&E unit is in Cramlington, which is 43 miles away. The nearest doctor's surgery is two miles away in Seahouses. Further information is in the welcome folder.

Access to the Property

The car parking is approximately 4m from the entrance and the front door is accessed via a paved driveway. There is a ramp on the approach to the building. The path is 110cm wide and provides a sloping access.

Entrance to Property

- From the car, the front door is accessed via a paved driveway. There is a ramp on the approach to the property.
- The double doors are side hung and manual and the width is 133cm with a small step of 2cm over the threshold of the front door.
- Once inside the surface is tiled and the area is fully lit by ceiling lights

Any other comments and relevant information; light switch to the left of the door at 117cm.

Halls, Stairs, Landings, Passageways

- The entrance hallway areas are lit by ceiling lights and the floor is covered by tiles. There are 13 stairs leading to the first floor.
- The stairs are carpeted and are grey in colour, the walls have been decorated in a white colour.
- The width of the passageway is 100cm.

Sitting Room/Lounge Ground floor

- The living room is accessed from the hallway with a door opening of 122cm and is furnished with one very large sofa and an additional comfy chair.
- It is all on one level with no steps and the floor is covered in tiles which are beige in colour.
- The walls have been decorated a cream colour.
- There are no coffee tables.
- There is underfloor heating to heat the room.
- The room is very spacious with plenty of space to move around.
- There is a digital TV which has full digital access/subtitles, the TV rests on a TV stand.
- Lighting is natural daylight with a mix of ceiling spots and floor lamps.

Any other comments and relevant information; Open plan living/dining kitchen area.

Sitting Room/Lounge First floor

- The living room is accessed from the upstairs landing with a door opening of 122cm and is furnished with one large corner sofa and a five seater sofa.
- It is all on one level with no steps and the floor is covered in carpet which is grey in colour.
- The walls have been decorated a white and cream colour.
- There is one coffee table located in the centre of the room and one lamp table which can easily be moved.
- There are radiators to heat the room.
- The room is very spacious with plenty of space to move around.
- There is no digital TV.
- Lighting is natural daylight with a mix of ceiling spot and table/floor lamps.

Any other comments and relevant information; access to balcony via patio doors 130cm wide.

Dining Area

- The dining area is situated in the kitchen living area with level access.

- The dining room floor is tiled which is beige in colour and the walls have been decorated in a white and light blue colour.
- Seating around the table is for 10 people, with two upright chairs with arms and two bench seats. A wheelchair can easily be pulled up to the table if needed.
- The dining table has legs on each end which are 68cm from the floor to the lowest point of the table (under space) and is 76cm high. Lighting is natural daylight with a mix of ceiling spots and table lamps.

Kitchen

- The openings to the kitchen are from the dining room/living room.
- The kitchen has level access with a tiled floor.
- The kitchen is fully equipped with a cooker, microwave, fridge/freezer and dishwasher.
- The door of the oven drops down and the handles are 132cm above the floor. The hob is 93cm above the floor and is located on an island.
- The worktop and sink are 94cm above the floor. The wall cupboards are 146cm high.
- The sink taps are single mixer lever taps.
- The highest shelf in the fridge is 115cm and the lowest drawer in the freezer is 46cm.
- The kitchen is lit by down lighter spots/under cupboard lights.
- The kitchen flooring is tiled which is beige in colour and the walls have been decorated in a white colour.

Any other comments and relevant information; the freezer is in the utility off the kitchen.

Bedrooms and Sleeping Areas

General Information

- There is one ground floor bedroom which is a super king with ensuite.
- On the first floor there are three bedrooms comprising of one king size bed with ensuite bathroom, two double bedrooms with additional single beds and an ensuite Jack & Jill shower room.

Specific bedroom information (one for each bedroom)

Bedroom one is on the ground floor and has a super king bed

- The clear door opening into the bedroom is 76cm wide.
- The height of the bed from floor to mattress top is 68cm.
- The space to the side of the bed is 155cm.
- There are two bedside tables which are 47cm high.
- Lighting is via a mix of ceiling spot and bedside table lamps.
- Flooring is carpet and grey in colour, with white and blue coloured walls.
- There are two wardrobes and nine drawers and storage space. The wardrobe rails are 168cm high and they cannot be adjusted.
- Bedding is hypo-allergenic.
- There is no digital TV.
- See photos and video tour on our website for more details

Any other comments and relevant information; ensuite bath shower room.

Ensuite/Family bath/shower room is connected to Bedroom one

- Entrance is all on one level with a clear door opening width of 74cm.
- The shower is separate and has a raised lip of 20cm.
- The shower has a twin sliding door and a detachable shower head.

- Height of the WC floor to seat is 43cm.
- Wash basin height is 86cm with a cupboard under the sink.
- All taps are modern lever taps.
- There is no shelf over the sink.
- There is no grab rail.
- The bathroom is lit with ceiling spot lights and mirror lights.
- It has tiled flooring which is beige in colour with beige tiled walls.
- For a photo please see the website.

Any other comments and relevant information; can also be accessed from the hallway.

Bedroom two is on the first floor and has a king size bed

- The clear door opening into the bedroom is 75cm wide.
- The height of the bed from floor to mattress top is 50cm.
- The space to the side of the bed is 270cm.
- There are two bedside tables which are 47cm high.
- Lighting is via a mix of ceiling pendant and bedside table lamps.
- Flooring is carpet and grey in colour, with cream/white coloured walls.
- There are two wardrobes and nine drawers and storage space. The wardrobe rails are 168cm high and they cannot be adjusted.
- Bedding is hypo-allergenic.
- There is a digital TV.
- See photos and video tour on our website for more details.

Any other comments and relevant information; ensuite bath/shower room.

Ensuite/Family bath/shower room is connected to Bedroom two

- Entrance is all on one level with a clear door opening width of 68cm.
- The shower is separate and has a raised lip of 20cm.
- The shower has a twin sliding door and has a detachable shower head.
- Height of the WC floor to seat is 43cm.
- Wash basin height is 86cm with a cupboard under the sink.
- All taps are modern lever taps.
- There is no shelf over the sink.
- There is no grab rail.
- The bathroom is lit with ceiling spot lights.
- It has tiled flooring which is beige in colour with beige tiled walls.
- For a photo please see the website.

Any other comments and relevant information; can also be accessed from upstairs landing.

Bedroom three is on the first floor and has a double and a single bed.

- The door opening into the bedroom is 77cm wide.
- The height of the bed from floor to mattress top is 66cm and 48cm for the single bed.
- The space to the side of the bed is 210cm.

- There are two bedside tables which are 56cm high.
- Lighting is via a mix of ceiling spot and bedside table lamps.
- Flooring is carpet and grey in colour, with white cream coloured walls.
- There are three wardrobes and seven drawers and storage space. The wardrobe rails are 142cm, 162cm and 178cm high and they cannot be adjusted.
- Bedding is hypo-allergenic.
- There is a digital TV.
- See photos and video tour on our website for more details.

Any other comments and relevant information; ensuite shower room shared with bedroom four.

Bedroom four is on the first floor and has a double and a single bed

- The door opening into the bedroom is 77cm wide.
- The height of the bed from floor to mattress top is 66cm for the double bed and 48cm for the single.
- The space to the side of the bed is 70cm.
- There are two bedside tables which are 58cm high.
- Lighting is via a mix of ceiling spot and bedside table lamps.
- Flooring is carpet and grey in colour, with white/cream coloured walls.
- There is one wardrobe and seven drawers and storage space. The wardrobe rails are 204cm high and they cannot be adjusted.
- Bedding is hypo-allergenic.
- There is no digital TV.
- See photos and video tour on our website for more details.

Any other comments and relevant information; ensuite shower room shared with bedroom three.

Ensuite shower room is connected to Bedrooms three and four

- Entrance is all on one level with a clear door opening width of 70cm.
- The shower has a raised lip of 9cm.
- The shower has a sliding door and has a detachable shower head.
- Height of the WC floor to seat is 41cm.
- Wash basin height is 86cm with a cupboard under the sink.
- All taps are modern lever taps.
- There is no shelf over the sink.
- There is no grab rail.
- The bathroom is lit with ceiling spot lights.
- It has tiled flooring which is beige in colour with beige tiled walls.
- For a photo please see the website.

Bathrooms, Shower-rooms and Toilets

Ground floor WC

- Entrance is all on one level with a clear door opening width of 60cm.
- Height of the WC floor to seat is 43cm.
- Wash basin height is 86cm with a cupboard under the sink.
- All taps are modern lever taps.

- There is no shelf over the sink.
- There is no grab rail.
- The bathroom is lit with a ceiling light.
- It has tiled flooring which is beige in colour with white painted walls.

Laundry/Utility Room

- The utility room is situated off the kitchen with level access via a door access of 73cm.
- Floor width is 126cm and tiled which is beige in colour and the walls are white in colour.
- The height of the sink is 92cm and it has a single mixer lever tap.
- The height of the washing machine door is 68cm from the floor.
- The room is lit with ceiling spot lights.

Any other comments and relevant information; tumble dryer is located in the garage which can be accessed from the utility via a door 72cm in width with a 9cm step.

Rear patio

- The patio area can be found to the rear of the property which is accessed immediately from the lounge/kitchen via a door with a step of 15cm and clear access width of 130cm.
- The areas within the patio are flat.
- Table and seating are in this area which is suitable for a wheelchair to pull up with a table height of 71cm. There are 12 chairs which are upright with arms.
- The width of the footpaths to both sides of the property are 60cm and the surface is paving. The width and length of the patio is 15m x 12m.
- There is some outside lighting which are manual switch lights.
- Access directly to the beach via a gate and 19 steps.

Additional Information

Contact Information

Address (Inc postcode):	Coastal Retreats 9-11 Causey Street Gosforth Newcastle upon Tyne NE3 4DJ
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Website:	www.coastalretreats.co.uk
Hours Of Operation:	Office is open Mon-Fri 9-4pm and most Saturdays 9-12pm. Emails and phone messages are monitored during all waking hours.