

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 GARDEN COTTAGE

At a Glance

- This is a single storey property.
- It sleeps 6 and has 3 bedrooms and 2 bathrooms.
- All rooms are on the ground floor.
- The kitchen, dining and living space has split level access and has 2 steps between.
- There is a parking space for 2 cars, directly outside.
- The front entrance has level access. The outdoor space has level access.
- Externally there is a front and rear garden with easy access.
- Dogs are not 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 Tughall steadings and there is a driveway to the front of the cottage. A parking space is in front of the house. The front door is accessed via the driveway; there is a key safe by the door at 125cm height.
- Public transport: the property can be reached by rail, the nearest mainline railway station is 12 miles away. <https://www.coastalretreats.co.uk/activities/how-to-get-here/>
- Taxis are available from the station. A list of taxis 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 as clear 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 hospital walk in service is in Ashington, which is 34 miles away, and the nearest A&E unit is in Cramlington, which is 41 miles away. The nearest doctor's surgery is 4 miles away in Seahouses. Further information is in the welcome folder.

Access to the Property

Car parking is approximately 5 metres from the entrance and the front door is accessed via a gravel driveway. There are no handrails or ramps on the approach to the building. The driveway is 5 metres wide and provides a level access.

Entrance to Property

- From the car, the front door is accessed via a gravel driveway. There are no handrails or ramps on the approach to the property.
- The door is side hung and manual and the width is 70cm with a small step of 12cm over the thresh of the front door.
- Once inside the surface is coir mat and laminate floor and the area is fully lit by ceiling down lights.

Any other comments and relevant information; Light switch to left 110cm.

Halls, Stairs, Landings, Passageways

- The entrance hallway areas are lit by ceiling down lights and the floor is covered by laminate floor and there are 2 steps of 15cm each leading to the living/dining area.
- The width of the passageway is 70cm.

Any other comments and relevant information – the kitchen is to the right of front door & bathroom to the left.

Sitting Room/Lounge

- The living room is accessed from the hallway with a door opening of 70cm and is furnished with 1 x 3 seater sofa and additional 2 comfy chairs.
- It is all on one level and the floor is covered in laminate which is wood in colour.
- The walls have been decorated a white colour.
- There is a lamp table which can easily be moved.
- There is a log burning stove & radiators to heat the room.
- The room is compact with sufficient space to move around.
- There is a digital TV which has full digital access/subtitles, the TV rests on a table.
- Lighting is natural daylight with a mix of ceiling pendants/wall mounted lights and table/floor lamps.

Any other comments and relevant information; Patterned feature wall.

Dining Area

- The dining area is situated in the living room.
- The dining area floor is wood coloured laminate and the walls have been decorated in white colour.
- Seating around the table is for 8 people, with upright chairs without arms and a pew type bench, a wheelchair can easily be pulled up to the table if needed.
- The dining table has legs on each corner, which are 61cm from floor to lowest point of table (under space) and is 75cm high. Lighting is natural daylight with a mix of ceiling spots/ wall mounted lights and/or table lamps.

Kitchen

- The door openings to the kitchen are from the entrance hall and the opening width is 70cm.
- The kitchen has level access with a laminate floor.
- The kitchen is fully equipped with a cooker, microwave, fridge/freezer & dishwasher.
- The door of the oven drops down and the handle is 73cm above the floor. The hob is 90cm above the floor.
- The worktop and sink are 90cm above the floor. The wall cupboards are 123cm high.

- The sink taps are single mixer lever taps.
- A fridge freezer is available, the highest shelf in the fridge is 66cm and the lowest drawer in the freezer is 47cm.
- The kitchen is lit by ceiling spots.
- The kitchen flooring is laminate, which is grey wood in colour, and the walls have been decorated in tiles and patterned wallpaper.

Bedrooms and Sleeping Areas

General Information

- There are 3 ground floor bedrooms which are (king/double/twin/single)

Specific bedroom information (one for each bedroom)

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

- The clear door opening into the bedroom is 64cm wide.
- The height of the bed from floor to mattress top is 64cm.
- The space to the side of the bed is 70cm.
- There are 2 bedside tables which are 62cm high.
- Lighting is via a mix of ceiling pendant and bedside table lamps.
- Flooring is carpet and beige in colour, with white coloured walls.
- There is no wardrobe but 12 drawers and storage space.
- Bedding is hypo-allergenic.
- There is a bedroom TV which is digital.
- See photos and video tour on our website for more details.

Any other comments and relevant information; there is an open hanging unit and patterned feature wall which leads to an ensuite Jack 'n' Jill bathroom shared with bedroom 3.

Bedroom two is on the ground floor and has a double bed

- The clear door opening into the bedroom is 66cm wide.
- The height of the bed from floor to mattress top is 65cm.
- The space to the side of the bed is 55cm.
- There are 2 bedside tables which are 80cm high.
- Lighting is via a mix of ceiling pendant and bedside table lamps.
- Flooring is carpet and beige in colour, with white coloured walls.
- There is 1 wardrobe and 5 drawers and storage space. The wardrobe rails are 172cm high and they cannot be adjusted.
- Bedding is hypo-allergenic.
- There is no television in the bedroom.
- See photos and video tour on our website for more details.

Any other comments and relevant information; Patterned feature wall.

Bedroom three is on the first floor and has 2 bunk beds

- The door opening into the bedrooms is 66cm wide.
- The height of the bed from floor to mattress top is 41cm and 136cm.
- The space to the side of the bed is 150cm.

- Lighting is via a mix of ceiling pendant and table lamps.
- Flooring is carpet and cream in colour, with white coloured walls.
- There is no wardrobe, 5 drawers and storage space.
- Bedding is hypo-allergenic.
- There is no television in the bedroom.
- See photos and video tour on our website for more details.

Any other comments and relevant information; Door leads to ensuite which is a Jack 'n' Jill bathroom with bedroom one.

Ensuite/Family bath/shower room is connected to Bedrooms 1 and 3.

- Entrance is all on one level with a clear door opening width of 55cm.
- The shower is over the bath, and has a raised lip of 54cm to lip of bath.
- The shower has no door and has got a detachable shower head.
- Height of the WC floor to seat is 40cm.
- Wash basin height is 120cm with a cupboard under the sink.
- All taps are modern lever taps and twist shower controls.
- 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 light grey in colour with half tiled grey and white coloured walls.
- For a photo please see the website.

Family bath/shower room is to the left of front door in hallway.

- Entrance is all on one level with a clear door opening width of 68cm.
- The shower is over the bath, and has a raised lip of 56cm to lip of the bath.
- The shower has no door and has got a detachable shower head.
- Height of the WC floor to seat is 42cm.
- Wash basin height is 79cm with a pedestal 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 laminate flooring which is grey wood in colour with half tiled white coloured walls.
- For a photo please see the website.

Laundry/Utility Room

- The utility room is situated outside in a stone outbuilding reached over a gravel driveway with level access via door access of 70cm. There are no steps.
- Floor width is 160cm and concrete which is red in colour and the walls are cream in colour.
- The height of the washing machine door is 69cm from the floor and the height of the tumble dryer door is 66cm from the floor.
- The room is lit with strip lighting.

Garden

Garden 1:

- The garden area can be found to the front of the property which is accessed immediately from the front door via a door with a step of 12cm and clear access width of 70cm. Access is over a gravel driveway through a wooden gate.
- The areas within the garden are undulating.
- It has a paved patio/lawned area & children's play area.
- Table and seating are in this area which are not suitable for a wheelchair to pull up to with a table height of 64cm. There are 2 chairs which are upright chairs without arms and 2 sun lounge chairs with arms.
- The width of the foot paths are 90cm and the surface is gravel and the width and length of the patio is 4.5 x 4 metres.
- There is some outside lighting.

Garden 2:

- The garden area can be found to the rear of the property which is accessed immediately from the rear door via a door with a step of 20cm and clear access width of 70cm.
- The areas within the garden are flat.
- It has a paved patio/lawned area.
- Table and seating are in this area which are suitable for a wheelchair to pull up with a table height of 76cm. There are 4 chairs with a pew type bench.
- The width of the foot paths are 70cm and the surface is gravel. The width and length of the patio is 4.3 x 3.2.
- There is some outside lighting with manual switch lights.

Any other comments and relevant information; two patio seating areas.

Additional Information

Contact Information

Address (Inc postcode):	Coastal Retreats 9-11 Causey Street Gosforth Newcastle upon Tyne NE3 4DJ
Telephone:	0191 2851272 (During office hours) Emergency mobile number outside of office hours - 07983924463
Email:	info@coastalretreats.co.uk
Website:	www.coastalretreats.co.uk
Hours Of Operation:	Office is open Mon-Fri 9-4pm and most Saturday's 9-12pm. Emails and phone messages are monitored during all waking hours.