

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](http://www.coastalretreats.co.uk)

## **ACCESS STATEMENT FOR HIGH MILL**

### **At a Glance**

- This is a two storey property.
- It sleeps 10 and has 4 bedrooms and 3 bathrooms.
- No bedrooms on the ground floor and 4 bedrooms on the first floor.
- The kitchen, dining and living space has split level access and has steps.
- There is a parking spaces for 2/3 cars, directly outside.
- The front entrance has level access. The outdoor space has level access.
- Externally there is a 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 Steads and there is a driveway to the front of the cottage with parking spaces in front of the house. The front door is accessed via the driveway; there is a key safe by the door at 150cm 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 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](http://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.
- Our brochure is printed in standard font size with pictorial representations of the main features. Our aim with the design of the website, is to make it 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**

The car parking is approximately 3 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 path is 120cm wide and provides a level access.

## **Entrance to Property**

- From the car, the front door is accessed via a paved path. 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 3cm over the thresh of the front door.
- Once inside the surface is coir mat and tiles and the area is fully lit by ceiling down lights.

Any other comments and relevant information; There is a 13cm step inside the front door.

## **Halls, Stairs, Landings, Passageways**

- The entrance hallway areas are lit by ceiling down lights and the floor is covered by tiles and there are 2 x 12cm steps leading to the living room.
- The stairs are carpeted and beige in colour. The walls have been decorated in a cream colour.
- The width of the passageway is 72cm.

Any other comments and relevant information; 13 stairs with a landing turn to the right halfway up the stairs.

## **Sitting Room/Lounge**

- The living room is accessed from the hallway with a door opening of 72cm and is furnished with a large corner and 2 x 3 seater sofas plus 2 additional comfy chairs.
- 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 2 coffee tables located in the centre of the room and 1 lamp table, which can easily be moved.
- There is a log burning stove and radiators 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 is on a stand.
- Lighting is natural daylight with a mix of ceiling down lights and table and floor lamps.

Any other comments and relevant information; Access to rear garden through door 80cm wide.

## **Dining and Living area**

- The dining area is situated in the living room and the kitchen has 2 large tables with stepped access from the kitchen. It has a tiled floor.
- The dining room floor is tiled which is beige in colour and the walls have been decorated in cream colour.
- Seating around the table is for 10 people, with upright chairs without arms. A wheelchair can easily be pulled up to the table if needed.
- The dining table has legs on each corner, which are 64cm from floor to lowest point of table (under space) and is 79cm high. Lighting is natural daylight with a mix of ceiling spots and table lamps.

Any other comments and relevant information; A further dining table in the kitchen seats 9 with upright chairs without arms, 62cm under space 74cm high.

## **Kitchen**

- The opening to the kitchen is from the dining room/living room and the opening width is 225cm.
- The kitchen has access via 2 steps 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 handle is 74cm above the floor. The hob is 91cm above the floor.
- The worktop and sink are 92cm above the floor. The wall cupboards are 138cm high.
- The sink taps are single mixer lever taps.
- A fridge freezer is available, the highest shelf in fridge is 170cm and lowest drawer in the freezer is 60cm.
- The kitchen is lit by downlighter spots and under cupboard lights.
- The kitchen flooring is tiled, which is beige in colour and the walls have been decorated in cream colour.

### **Ground floor games room**

#### **General Information**

- Accessed from living dining area through doorway 76cm wide.
- Flooring is carpet which is beige in colour.
- There are 2 x 3 seater sofas.
- The games room is lit by ceiling spot lights.
- It contains a pool table and table football game.

### **Bedrooms and Sleeping Areas**

#### **General Information**

- There are no ground floor bedrooms.
- On the first floor there are 4 bedrooms comprising of 1 king size bed with 1 single bed with ensuite bathroom, 1 king size bed without ensuite, and 1 triple room with single beds, 1 with 2 single beds and a family bathroom, which are reached by 13 stairs.

#### **Specific bedroom information (one for each bedroom)**

##### **Bedroom one is on the first floor and has a king size bed and a single bed.**

- The clear door opening into the bedroom is 75cm wide.
- The height of the bed from floor to mattress top is 54cm.
- The space to the side of the bed is 95cm.
- There are 2 bedside tables which are 59cm high.
- Lighting is via a mix of ceiling spot and bedside table lamps
- Flooring is carpet and beige in colour, with cream coloured walls.
- There is 1 wardrobe and 11 drawers and storage space. The wardrobe rails are 184cm high and they cannot be adjusted.
- Bedding is feather.
- 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.

#### **Ensuite shower room is connected to Bedroom 1**

- Entrance is all on one level with a clear door opening width of 76cm.
- The shower is separate and has a raised lip of 15cm.
- The shower has a sliding door and has a detachable shower head.
- Height of the WC floor to seat is 42cm.
- Wash basin height is 80cm 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 tiled flooring which is grey in colour with green and cream half tiled coloured walls.
- For a photo please see the website.

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

- The clear door openings into the bedrooms are 76cm wide.
- The height of the bed from floor to mattress top is 54cm.
- The space to the side of the bed is 100cm.
- There are 2 bedside tables which are 59cm high.
- Lighting is via a mix of ceiling spot and bedside table lamps.
- Flooring is carpet and beige in colour, with cream coloured walls.
- There is 1 wardrobe and 12 drawers and storage space. The wardrobe rails are 180cm 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; Patterned feature wall.

**Bedroom three is on the first floor and has 3 single beds**

- The door opening into the bedrooms is 75cm wide.
- The height of the bed from floor to mattress top is 54cm.
- The space to the side of the bed is 100cm.
- There are 2 bedside tables which are 59cm high.
- Lighting is via a mix of ceiling spot and bedside table lamps.
- Flooring is carpet and beige in colour, with cream coloured walls.
- There is 1 wardrobe and 15 drawers and storage space. The wardrobe rails are 180cm 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; Coloured feature wall.

**Bedroom four is on the first floor and has a 2 single beds**

- The door opening into the bedrooms is 76cm wide.
- The height of the bed from floor to mattress top is 54cm.
- The space to the side of the bed is 30cm.
- There is 1 bedside table which is 45cm high.
- Lighting is via a mix of ceiling spot and bedside table lamps.
- Flooring is carpet and beige in colour, with cream coloured walls.
- There is no wardrobe, 6 drawers and storage space.

- 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; Child-themed bedroom.

#### **Additional bathrooms, Shower-rooms and Toilets**

##### **Family bath/shower room is on the first floor**

- Entrance is all on one level with a clear door opening width of 76cm.
- The shower is separate and has a raised lip of 23cm.
- The shower has a hinged door and has a detachable shower head.
- Height of the WC floor to seat is 42cm.
- Wash basin height is 80cm 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 tiled flooring, which is cream in colour with half tiled cream coloured walls.
- For a photo please see the website.

Any other comments and relevant information; height to lip of bath is 57cm.

##### **Family shower room is on the ground floor in the hallway**

- Entrance is all on one level with a clear door opening width of 70cm.
- The shower is separate and has a raised lip of 25cm.
- The shower has a hinged door and has a detachable shower head.
- Height of the WC floor to seat is 42cm.
- Wash basin height is 80cm 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 tiled flooring which is beige in colour with cream coloured walls.
- For a photo please see the website.

Any other comments and relevant information; Access restricted to 65cm inside room.

#### **Laundry/Utility Room**

- The utility room is situated in the hallway with level access via a door width of 75cm.
- Floor width is 100cm and tiled, beige in colour and the walls are cream in colour.
- The height of the sink is 90cm and it has single mixer twist taps.
- The height of the washing machine door is 68cm from the floor and the height of the tumbler dryer door is 70cm from the floor.
- The room is lit with strip lighting.

#### **Garden**

- The garden area can be found to the rear of the property which is accessed immediately from the lounge via a door with a step of 11cm and clear access width of 78cm.
- The areas within the garden are mainly flat with 1 step 20cm up to 2nd patio area.
- It has a paved patio/lawned area/children's play equipment.
- Two tables and seating are in this area which are suitable for a wheelchair to pull up to with a table height of 70cm. There are 11 chairs which are upright with arms.
- The width of the footpaths are 60cm and the surface is paving. The width and length of the patio is 6.5 x 3 metres.
- Very large spacious garden with picnic area with 2 bench tables.
- There is some outside lighting which are sensor lights.

**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](mailto:info@coastalretreats.co.uk)

Website: [www.coastalretreats.co.uk](http://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.