

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 MOO HOUSE

At a Glance

- This is a two storey property.
- It sleeps 12 and has 5 bedrooms and 4 bathrooms.
- 2 bedrooms and shower room on the ground floor and 3 bedrooms and two bathrooms on the second floor.
- The kitchen, dining and living space has level access and has no stairs.
- There are parking spaces for many cars, directly outside.
- The front entrance has level access. The outdoor space has level access.
- Externally there is a front and side 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, parking spaces are in front of the house. The front door is accessed via the driveway; there is a key safe by the door at 164cm 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 FoodHeaven (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 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 general hospital walk in 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 closest car parking is approximately 2 metres from the entrance and the front door is accessed via a gravel/paved driveway. There are no handrails or ramps on the approach to the building. The path is 60cm wide and provides a level access.

Entrance to Property

- From the car, the front door is accessed via a gravel/paved driveway. There are no handrails or ramps on the approach to the property.
- The door is side hung and manual and the width is 80cm with a small step of 13cm over the thresh of the front door.
- Once inside the surface is coir mat and tiled floor and the area is fully lit by ceiling pendant lights.

Any other comments and relevant information; Light switch is to the right of large mirror in hallway, 115cm high.

Halls, Stairs, Landings, Passageways

- The entrance hallway areas are lit by ceiling pendant lights and the floor is covered by tiles and there are 15 stairs leading to the first floor.
- The stairs are carpeted and are beige in colour, the walls have been decorated in multi colours.
- The width of the passageway is 90cm.

Sitting Room/Lounge

- The living room is accessed from the kitchen dining area with a door opening of 135cm and is furnished with a large corner sofa and a 4 seater sofa and 1 additional comfy chair.
- It is all on one level with no steps and the floor is covered in laminate flooring which is light wood in colour.
- The walls have been decorated a white colour.
- There are 2 coffee tables located in the centre of the room and 2 lamp tables 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 rests on a table.
- Lighting is natural daylight with a mix of ceiling pendants and table/floor lamps.

Any other comments and relevant information; Large bifold doors to kitchen dining area.

Dining Area

- The dining area is situated in the kitchen with level access from the hallway via a door which is 75cm wide. It has a tiled floor.
- The dining room floor is beige tiling and the walls have been decorated in a white colour.
- Seating around the table is for 12 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 65cm from floor to lowest point of table (underspace) and is 78cm high. Lighting is natural daylight with a mix of ceiling spots and pendant lights.

Kitchen

- The door openings to the kitchen are from the hallway and the opening width is 75cm.
- 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 handle is 75cm above the floor. The hob is 94cm above the floor.
- The worktop and sink are 93cm above the floor. The wall cupboards are 134cm high.

- The sink taps are single mixer lever taps.
- A fridge freezer is available, the highest shelf in fridge is 69cm and lowest drawer in freezer is 34cm.
- The kitchen is lit by downlighter spot/under cupboard lights and pendant lights.
- The kitchen flooring is tiled which is beige in colour and the walls have been decorated in white colour.

Any other comments and relevant information; Additional fridge and freezer space in the utility room.

Bedrooms and Sleeping Areas (including ensuites)

General Information

- There are 2 ground floor bedrooms, 1 with a super king bed and 1 with a king size bed both with an ensuite.
- On the first floor there are 2 bedrooms comprising of; 1 king size bed with ensuite bathroom, 1 double bed without ensuite, and 1 with 3 single beds, 1 family bathroom, which are reached by 15 stairs.

Specific bedroom information (one for each bedroom)

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

- The clear door opening into the bedroom is 76cm wide.
- The height of the bed from floor to mattress top is 56cm.
- The space to the side of the bed is 60cm.
- There are 2 bedside tables which are 46cm high.
- Lighting is via a mix of ceiling pendant and bedside table lamps.
- Flooring is carpet and beige in colour, with white coloured walls and one wall covered in red wallpaper.
- There is 1 wardrobe and 7 drawers and storage space. The wardrobe rails are 178cm high and they cannot be adjusted.
- 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; Patterned feature wall.

Ensuite bath and shower room connected to Bedroom 1.

- Entrance is all on one level with a clear door opening width of 70cm.
- The shower is separate and has a raised lip of 3cm.
- 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 89cm with a drawer cupboard under the sink
- All taps are modern lever taps.
- There is a shelf over the sink which is 120cm high and 109cm wide.
- Freestanding bath, the height is 64cm to the lip.
- There is no grab rail.
- The bathroom is lit with ceiling spot lights.
- It has tiled flooring which is light grey in colour with white coloured walls.

Bedroom two is on the ground floor and has a super king and a day bed.

- The clear door opening into the bedroom is 76cm wide.
- The height of the bed from floor to mattress top is 67cm and 40cm for day bed.
- The space to the side of the bed is 60cm.

- There are 2 bedside tables which are 74cm high.
- Lighting is via a mix of ceiling pendant and bedside table lamps.
- Flooring is carpet and beige in colour, with white coloured walls and 1 beige wallpapered wall.
- There is 1 wardrobe and 7 drawers and storage space. The wardrobe rails are 158cm high and they cannot be adjusted.
- 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; Patterned feature wall.

Ensuite shower room connected to Bedroom 2

- Entrance is all on one level with a clear door opening width of 75cm.
- The shower is separate and has a raised lip of 16cm.
- 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 vinyl flooring which is light grey in colour with half tiled white coloured walls.
- For a photo please see the website.

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

- The door opening into the bedroom is 76cm wide.
- The height of the bed from floor to mattress top is 73cm.
- The space to the side of the bed is 70cm.
- There are 2 bedside tables which are 69cm 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 7 drawers and storage space. The wardrobe rails are 172cm high and they cannot be adjusted.
- 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; Patterned feature wall.

Ensuite shower room connected to Bedroom 3

- Entrance is all on one level with a clear door opening width of 70cm.
- The shower is separate and has a raised lip of 20cm.
- The shower has a sliding door and has got a detachable shower head.
- Height of the WC floor to seat is 48cm.
- Wash basin height is 85cm with a pedestal under the sink.

- All taps are modern lever taps and twist taps.
- There is no shelf over the sink.
- There is no grab rail.
- The bathroom is lit with ceiling spot lights.
- It has vinyl flooring which is grey in colour with white coloured walls.
- For a photo please see the website.

Any other comments and relevant information; Patterned feature wall.

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

- The door opening into the bedroom is 75cm wide.
- The height of the bed from floor to mattress top is 59cm.
- The space to the side of the bed is 40cm.
- There are 2 bedside tables which are 75cm 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 3 drawers and storage space. The wardrobe rails are 152cm 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 five is on the first floor and has 3 single beds.

- The door opening into the bedroom is 70cm wide.
- The height of the bed from floor to mattress top is 55cm.
- The space to the side of the bed is 66cm.
- There are no bedside tables but a set of drawers between the beds 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 no wardrobe but has 21 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; Patterned feature wall.

Additional Bathrooms and Toilets

Ground floor WC/Cloak room.

- Entrance is all on one level with a clear door opening width of 74cm.
- Height of the WC floor to seat is 42cm.
- Wash basin height is 81cm 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 tiles and painted white coloured walls.

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 14cm.
- The shower has a sliding door and has got a detachable shower head.
- Height of the WC floor to seat is 42cm.
- Wash basin height is 86cm with a pedestal under the sink.
- All taps are modern lever taps.
- There is no shelf over the sink.
- Large corner bath, the height is 57cm to the lip.
- 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 white coloured walls.
- For a photo please see the website.

Laundry/Utility Room

- The utility room is situated off the kitchen with level access via a door access of 75cm. There are no steps.
- Floor width is 60cm and tiled which is beige in colour and the walls are white and patterned in colour.
- The height of the sink is 93cm and it has a single mixer lever tap.
- The height of the washing machine door is 70cm from the floor and the height of the tumble dryer door is 70cm from the floor.
- The room is lit with ceiling spot lights.

Any other comments and relevant information; Also accessed from rear door which is 66cm wide.

Garden

Garden 1:

- The garden area can be found to the front of the property which is accessed immediately from the kitchen via a door with a step of 20cm and clear access width of 70cm, also accessed from driveway and side of building.
- The areas within the garden are flat.
- It has a paved patio/lawned area.
- Table and seating are in this area which is suitable for a wheelchair to pull up with a table height of 75cm. There are 8 pew type benches.
- The width of the footpaths are 90cm and the surface is paving and the width and length of the patio is 11 x 3.9 metres.
- There is some outside lighting which are manual switch lights.

Garden 2:

- The garden area can be found to the side of the property which is accessed from the kitchen and utility door via a gravel driveway.
- The areas within the garden are mainly flat with one small stepped area.
- It has a paved patio, lawned area and children's play area.
- Table and seating are in this area which is suitable for a wheelchair to pull up with a table height of 76cm. There are 5 pew type benches.
- The width of the footpaths are 110cm and the surface is paving.
- There is some outside lighting which are manual switch lights.

The Cowshed playroom is located in Garden 2.

THE COWSHED

- Is a single storey building separate from the main building across a gravel driveway located in the garden to the side of the cottage. It is accessed via a paved path 110cm wide.
- The doorway is 76cm wide with a step of 2cm over the thresh.
- It is all on one level with wood coloured laminate floor.
- The room is spacious with plenty of room to move around.
- There is a large corner sofa, pool and football games table and wall mounted digital TV.
- Lighting is ceiling spot and floor lamps.

Additional Information & Contact Information

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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.