

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 THE FOLD@ROCK

At a Glance

- This is a two-storey property.
- It sleeps eight and has four bedrooms and three bathrooms.
- No bedrooms on the ground floor and four bedrooms on the first floor.
- The kitchen, dining and living space has level access and 13 stairs to the first floor.
- There is a parking space for two cars, directly outside.
- The front entrance has level access. The outdoor space has stepped access.
- Externally there is a front and rear garden 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 Rock village and there is a driveway to the front of the cottage, and a parking space in front of the house. The front door is accessed via the driveway; the key safe is by the door at 136cm height.
- Public transport; the property can be reached by rail, the nearest mainline railway station is 7 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 27 miles away, and the nearest A&E unit is in Cramlington, which is 35 miles away. The nearest doctor's surgery is 5 miles away in Alnwick. Further information is in the welcome folder.

Access to the Property

The car parking is approximately 10 metres from the entrance and the front door is accessed via a tarmac driveway. There are no handrails or ramps on the approach to the building. The path is 142cm wide and provides a very slightly sloping 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 76cm with a small step of 2cm over the thresh of the front door.
- Once inside the surface is tiled and the area is fully lit by a ceiling pendant light.

Any other comments and relevant information; the light switch is to the right of the door at 118cm.

Halls, Stairs, Landings, Passageways

- The entrance hallway areas are lit by ceiling pendant light, the floor is covered by tiles and there are 13 steps leading to the first floor
- The stairs are carpeted and are brown stripe in colour. The walls have been decorated in a cream colour.
- The width of the passageway is 100cm.

Any other comments and relevant information; inner porch doorway is 78cm wide.

Sitting Room/Lounge

- The living room is accessed from the hallway with a door opening of 77cm and is furnished with one large corner sofa and an additional comfy chair.
- It is all on one level with no steps and the floor is covered in wood.
- The walls have been decorated a cream colour.
- There is one coffee table located in the centre of the room.
- There is a log burning stove and underfloor heating 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 and table/floor lamps.
- Any other comments and relevant information; combined living and dining area.

Snug Room

- The snug room is accessed from the hallway with a door opening of 76cm and is furnished with a large corner sofa.
- It is all on one level with no steps and the floor is covered in wood.
- The walls have been decorated a cream colour.
- There is one coffee table located in the centre of the room and one lamp table which can easily be moved.
- There is underfloor heating to heat the room.
- The room is compact with sufficient space to move around.
- There is a digital TV which plays DVDs only, the TV is wall mounted.
- Lighting is natural daylight with a mix of ceiling pendants and table/floor lamps.

Any other comments and relevant information; it has a country patterned feature wall.

Dining Area

- The dining area is situated in the living room with level access via a door opening which is 77cm wide and double doors to the kitchen which are 142cm wide.
- The dining room floor is wood and the walls have been decorated in cream and yellow colour.
- Seating around the table is for eight 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 61cm from floor to lowest point of table (under space) and is 76cm high. Lighting is natural daylight and ceiling pendant light.

Kitchen

- The door openings to the kitchen are from the hallway and dining room and the opening width is 78cm from the hall and 145cm from the dining area.
- 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 91cm above the floor. The hob is 91cm above the floor.
- The worktop and sink are 91cm above the floor. The wall cupboards are 137cm high.
- The sink taps are single mixer lever taps.
- The highest shelf in the fridge is 181cm and the lowest drawer in the freezer is 55cm.
- 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 with cream tiles.

Bedrooms and Sleeping Areas

General Information

- There are no ground floor bedrooms
- On the first floor there are four bedrooms comprising of one king size bed with ensuite bathroom, one super king or twin, one king size bed, one twin with single beds and one 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

- The clear door opening into the bedroom is 70cm wide.
- The height of the bed from floor to mattress top is 50cm.
- The space to the side of the bed is 70cm.
- There are two 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 cream and blue coloured walls.
- There is one wardrobe and 14 drawers with storage space. The wardrobe rails are 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.

Ensuite shower room is connected to Bedroom one

- Entrance is all on one level with a clear door opening width of 60cm.
- The shower has a raised lip of 10cm.
- The shower has a bi fold door and has a detachable shower head.
- Height of the WC floor to seat is 42cm.
- Wash basin height is 87cm with a pedestal under the sink.
- All taps are modern lever taps.
- There is a window ledge over the sink which is 98cm high and 90cm wide.
- 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; access restricted to 52cm inside shower room.

Bedroom two is on the first floor and has a super king or twin beds

- The clear door opening into the bedroom is 70cm wide.
- The height of the bed from floor to mattress top is 66cm.
- The space to the side of the bed is 60cm.
- There are two bedside tables which are 65cm high.
- Lighting is via a mix of ceiling pendant and bedside table lamps.
- Flooring is carpet and beige in colour, with cream coloured walls.
- There is one wardrobe and 14 drawers and storage space. The wardrobe rails are 175cm 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; large floral pattern headboard.

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

- The door opening into the bedrooms is 70cm wide.
- The height of the bed from floor to mattress top is 56cm.
- The space to the side of the bed is 76cm.
- There are two bedside tables which are 73cm high.
- Lighting is via a mix of ceiling pendant and bedside table lamps.
- Flooring is carpet and beige in colour, with cream coloured walls.
- There is one wardrobe and five 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.

Bedroom four is on the first floor and has twin single beds

- The door opening into the bedroom is 70cm wide.
- The height of the bed from floor to mattress top is 66cm.

- The space to the side of the bed is 76cm.
- There are two bedside tables which are 61cm high.
- Lighting is via a mix of ceiling pendant and wall mounted lamps.
- Flooring is carpet and beige in colour, with cream coloured walls.
- There is one wardrobe and five drawers and storage space. The wardrobe rails are 188cm 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; there are two single beds in an L shape.

Family bath/shower room is on the first floor

- Entrance is all on one level with a clear door opening width of 70cm.
- The shower is hand held over the bath.
- Height of the WC floor to seat is 42cm.
- Wash basin height is 87cm 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 a ceiling light 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; there is a freestanding bath with hand held shower.

Family shower room is on the ground floor in the utility area.

- Entrance is all on one level with a clear door opening width of 70cm.
- The shower has a raised lip of 12cm.
- The shower has twin sliding doors and has a detachable shower head.
- Height of the WC floor to seat is 40cm.
- Wash basin height is 87cm 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 a ceiling pendant light.
- It has tiled flooring which is beige in colour with beige tiled 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 78cm.
- Floor width is 100cm and tiled which is beige in colour and the walls are cream in colour.
- The height of the sink is 93cm and it has a single mixer lever tap.
- The height of the washer dryer door is 68cm from the floor.

- The room is lit with a ceiling pendant light.

Garden

Garden 1:

- The garden area can be found to the rear of the property which is accessed immediately from the utility and dining room doors via a door with a step of 18cm and clear access width of 76cm from the utility. The doors have a step of 14cm in height and 128cm in width from the dining room.
- The areas within the garden are flat.
- 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 74cm. There are eight chairs which are upright chairs with arms. There is a further seating area with a round table which is 68cm high and three chairs without arms at the bottom of the garden.
- The width of the footpaths are 56cm and the surface is paving. The width and length of the patio is 4.2m x 4m.
- There is some outside lighting which are manual switch lights.

Garden 2:

- 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 2cm and clear access width of 76cm.
- The areas within the garden are stepped.
- It has a lawned area.
- The width of the footpaths are 142cm and the surface is paving.
- There is some outside lighting which are manual switch 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
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.