

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 ROSEBUD

At a Glance

- This is a single-storey property.
- It sleeps four and has two bedrooms and one bathroom.
- Two bedrooms on the ground floor.
- The kitchen, dining and living space has level access and no stairs.
- There is a parking space for two cars, directly outside.
- The front entrance has sloping/stepped access. The outdoor space has stepped access.
- Externally there is a front and rear garden with stepped 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 at Hetton Hall near Belford. There is a driveway to the front and right of the cottage and a parking space in front of the house. The front door is accessed via the driveway and there is a key safe by the door at 168cm height.
- Public transport; the property can be reached by rail, the nearest mainline railway station is 15 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 45 miles away, and the nearest A&E unit is in Cramlington, which is 51 miles away. The nearest doctor's surgery is four miles away in Belford. Further information is in the welcome folder.

Access to the Property

The car parking is approximately 25 metres from the entrance and the front door is accessed via a gravel driveway. There are handrails on the approach to the building. The path is 60cm wide and provides a sloping access.

Entrance to Property

- From the car, the front door is accessed via a paved path. There are handrails on the approach to the property.
- The door is side hung and manual and the width is 76cm with a small step of 12cm over the threshold of the front door.
- Once inside the surface is wood with a coir mat and the area is fully lit by ceiling down lights.

Any other comments and relevant information; front entrance sloping with 8 x 17cm steps to the driveway at the side of the building for drop off only.

Halls, Stairs, Landings, Passageways

- The entrance hallway areas are lit by ceiling down lights and the floor is covered by wood.
- The width of the passageway is 90cm.

Any other comments and relevant information; cottage is all on one level.

Sitting Room/Lounge

- The living room is accessed from the kitchen via double doors with an opening width of 160cm and is furnished with 2 x 3 seater sofas 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 white colour.
- There is one coffee table located in the centre of the room.
- There is a log burning stove and radiators to heat the room.
- The room is spacious with plenty of space to move around.
- There is a digital TV which has full digital access/subtitles, the TV is wall mounted.
- Lighting is natural daylight with a mix of ceiling spot, wall mounted lights and table/floor lamps.

Any other comments and relevant information; yellow fireplace feature wall.

Dining Area

- The dining area is situated in the kitchen with level access via a door opening which is 78cm wide.
- The dining room floor is wood and the walls have been decorated in a light cream colour.
- Seating around the table is for four people, with upright chairs without arms. A wheelchair can easily be pulled up to the table if needed.
- The round dining table has a centre leg which is 73cm 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 ceiling pendant light.

Any other comments and relevant information; patio door access to rear seating area.

Kitchen

- The door openings to the kitchen are from the hallway/living room and the opening width is 78cm.
- The kitchen has level access with a wood floor.
- The kitchen is fully equipped with a cooker, microwave, fridge/freezer, dishwasher and washer/dryer.
- The doors of the oven drop down and the side opening and the handles are 46cm and 80cm above the floor. The hob is 93cm above the floor.
- The worktop and sink are 93cm above the floor. The wall cupboards are 140cm high.

- The sink taps are single mixer lever taps.
- The highest shelf in the fridge is 108cm and the lowest drawer in the freezer is 130cm.
- The kitchen is lit by down lighter spots/under cupboard lights.
- The kitchen flooring is wood and the walls have been decorated in a light cream colour.

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

Bedrooms and Sleeping Areas

General Information

- There are two ground floor bedrooms which are one king and one twin/single beds.

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 70cm wide.
- The height of the bed from floor to mattress top is 50cm.
- The space to the side of the bed is 50cm.
- 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 light cream coloured walls.
- There is one wardrobe and eight drawers and storage space. The wardrobe rails are 152cm 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; green painted feature wall.

Bedroom two is on the ground floor and has twin single beds

- The clear door opening into the bedroom is 70cm wide.
- The height of the bed from floor to mattress top is 64cm.
- The space to the side of the bed is 65cm.
- There is one bedside table which is 59cm high.
- Lighting is via a mix of ceiling pendant, bedside table lamps and wall lights.
- Flooring is carpet and beige in colour, with white coloured walls.
- There is one wardrobe and three drawers and storage space. The wardrobe rails are 156cm 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; blue painted feature wall.

Bathrooms, Shower rooms and Toilets

Ground floor WC

- Entrance is all on one level with a clear door opening width of 70cm.
- Height of the WC floor to seat is 44cm.
- 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 and mirror lights.
- It has wood flooring and white painted walls.

Any other comments and relevant information; Ordnance Survey map feature wall.

Family bath/shower room is on the ground floor

- Entrance is all on one level with a clear door opening width of 70cm.
- The shower is over the bath and has a raised lip of 54cm over the edge of the bath.
- The shower has a hinged panel and has a detachable shower head.
- Height of the WC floor to seat is 44cm.
- Wash basin height is 85cm 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 and mirror lights.
- It has wood flooring with light cream coloured and stone tiled walls.
- For a photo please see the website.

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 76cm.
- The areas within the garden are undulating/stepped.
- It has a gravel patio and lawned area.
- Table and seating are in this area which is not suitable for a wheelchair to pull up with a table height of 71cm. There is a large round table with fixed seats and also a bench seat.
- The width and length of the patio is approximately 15 metres x 5 metres.
- There is some outside lighting which are manual switch lights.

Garden 2:

- 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 5cm and clear access width of 130cm with a further two steps of 1 x 16cm and 1 x 8 cm.
- The areas within the garden are stepped.
- It has a paved patio and gravel area.
- Table and seating are in this area which is not suitable for a wheelchair to pull up with a table height of 71cm. There is a table with fixed bench seats and a further four folding chairs and table.
- The width of the rear gate is 90cm and the surface is paving and the width and length of the patio is 7.5 metres x 2.3 metres.
- 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.