

Access Statement for Shepherds Cottage - Dunstan Steads

Introduction

Our self catering cottage is one of a group of semi-detached former farm worker's cottages. The cottage is located in a peaceful rural setting, offering spectacular views of Dunstanburgh castle, with only a five minutes walk down to the beach of Embleton Bay. The property has 2 storeys, a front and a rear garden. There is adequate lighting in each room to conform to Quality in Tourism standards. There is a no smoking policy at the property.

We have tried to provide useful information about the accessibility of the property in this statement but please feel free to contact us if you have any further queries. We look forward to welcoming you.

Pre-Arrival

- We have our main website which is www.dunstansteads.co.uk but we are also listed on the Northumberland Tourism and Quality in Tourism websites.
- Bookings can be made via email or telephone.
- Access to the village is via a narrow road from Embleton which is approximately 1 mile away.
- The nearest bus stop is in the village Embleton.
- The nearest train station is at Alnmouth which is approximately 10 miles away.

Arrival & Car Parking Facilities

- There is a large driveway in which up to 3 cars can be parked.
- The driveway is slightly uneven concrete and there is no kerb.
- There is a sign by the driveway displaying the contact number.
- No provision for dogs.
- The main entrance is next to the driveway.
- The main entrance is lit at night by a movement sensitive lantern.

Main Entrance, Reception & Ticketing Area

- The main entrance at the front next to the garage has 1 step 14cm

high with a 3cm weather threshold, and enters into a small hallway (106 cm wide, 196 cm long) with doors leading off to the kitchen (door 78.5cm wide), utility room (door 70cm wide), and downstairs WC (door 70cm wide).

- The main entrance door is 79cm wide and is hinged on the left (when entering).
- The entrance at the rear in the back garden has 3 steps 15cm high, 30 cm deep, and enters into the garage.
- The rear entrance door is 73.5 cm wide and is hinged on the right (when entering).
- The back garden can be accessed via a gate (84.5cm wide) at the right side of the property.
- From the garage you can enter the utility room via a door 74cm wide with a step 14cm high.

Public Areas - Hall, Stairs, Landing, Corridors etc

- The main hallway can be accessed via the kitchen by a doorway 76.5cm wide, and has doors leading off to the sitting room (door 77cm wide) and dining room (door 76cm wide).
- The main hallway and upstairs landing have polished wood flooring, the stairs are carpeted.
- The stairs consist of 13 steps then a small landing, then a left turn with 3 more steps to the main landing. Steps are 83 cm wide, 18cm high, and 234 cm deep. Going up, there is a banister on the left and the wall on the right.

Public Areas - Sitting room, lounges, lobbies etc

- The door to the sitting room is 77 cm wide.
- The floor is polished wood flooring.
- In the sitting room there is a comfortable 3 seater sofa and 2 seater sofa (heights to top of cushion 46cm, arrest height 75cm) positioned around a large coffee table on a rug.
- There is a TV with freeview box, and DVD player.

Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe

- The door to the dining room is 76 cm wide.
- The floor is polished wood flooring.

- In the dining room there is a dining table supported by a central column, 70cm floor to lowest point of table (underspace), 146cm long, 109cm wide and 80cm high.
- The dining table and chairs are on a large rug.
- There are 6 dining chairs 43 cm to seat height.
- There is a 2 seater sofa against the wall opposite the window, height to top of cushion 46cm, armrest height 85cm.
- Free space between table to doorway wall is 126cm, to window wall is 70cm, to fireplace surround is 67cm and to adjacent sofa is 50cm.

Laundry

- We have a utility room containing a sink and washing machine.
- There is no spin dryer, but there is a small clothes horse and a washing line in the back garden.
- There is an iron and ironing board available.

Bedrooms & Sleeping Areas

- All bedrooms are upstairs. Non-feather duvets and pillows provided in each room. Sheets duvet covers and pillow cases are poly-cotton.
- Bedroom 1: Double. Window to back garden. Twin beds (pine), each with 3' (adult size) wide mattresses. Height to top of mattress 51cm, bed lengths 191cm. Polished wood flooring with bedside rugs.
- Bedroom 2: Double. Window to front of cottage, castle views. Twin beds (pine), each with 2'6 (child size) wide mattresses. Height to top of mattress 49cm, bed lengths 190cm. Polished wood flooring with bedside rugs.
- Bedroom 3: Single. Window to front of cottage, castle views. Single divan bed, with 3' (adult size) wide mattress. Height to top of mattress 51cm, bed lengths 190cm. Carpeted floor.

Bathroom, Shower-room & WC [Ensuite or Shared]

- There is a small downstairs WC located off the main entrance hall. It consists of a toilet but no washbasin. The door is 70cm wide. The room is 83cm wide and 175cm long. Toilet seat height is 44cm.
- The upstairs WC is located next to the bathroom. It consists of a toilet but no washbasin. It is small like the downstairs WC and the door opens outwards into the landing. The door is 74cm wide. The

room is 81cm wide and 150cm long. Toilet seat height is 44cm.

- The bathroom is upstairs, there is a washbasin and a bath with shower. The bath is fitted with a thermostatic tap and shower control and there is a non-slip mat for having showers. The flooring is ceramic bathroom tiles.
- The door is 73cm wide, the room width is 162cm and room length is 170cm. The washbasin is 67 cm high, 41 cm deep, and 56 cm wide. There is a clearance of 53cm each side of the washbasin. The bath is 55cm high, 71cm wide and 168cm long.
- There is about 65cm clearance with the washbasin when opening the door.
- The bathroom door lock has a release mechanism on the outside to enable opening when it is locked.
- There is a shaver socket next to the wall mounted bathroom cabinet.

Self-Catering Kitchen

- The kitchen is quite small with work surfaces along 3 walls. The floorspace between the 2 opposite work surfaces is 123cm.
- Worktop height is 90cm.
- The height from floor to the kitchen wall mounted units is 138cm.
- There is an electric cooker (hob height 90cm), a microwave oven, toaster, kettle, utensils, etc.
- There is an under-counter larder fridge. There is also an under-counter freezer but that is located in the utility room.
- The flooring is polished wood flooring.
- The kitchen is lit by spotlights from the central ceiling rose.

Grounds and Gardens

- There is large lawned garden to the rear with a picnic table and garden chairs. It is not fully enclosed and it is possible to walk into the small woods at the bottom of the garden.
- The front garden is smaller but also has a lawn.

Additional Information

- We have an information folder and tourism leaflets at the property.
- The mobile phone reception is not good and seems to depend on service provider. It may be necessary to try different areas within and

around the property to find the best reception.

- There is a no smoking policy.

Contact Address: 1 St Marys Cottages
Newton by the Sea
Alwick
Northumberland
NE66 3EN

Telephone: 01665 576553

Email: enquiries@dunstansteads.co.uk

Website: www.dunstansteads.co.uk

Hours of operation: Phone - 08:30 - 21:00 all week. Please leave a message if no answer.

Emergency number: 999

Local public transport numbers: Arriva Northumbria Ltd, Alwick,
Telephone: 01665 602182

Traveline-phone on 0871 200 22 33 for information about routes and times of buses, coaches, trains, metro and ferries in the North East.

National Rail Enquiries: 08457 48 49 50.

Future Plans

- We are planning to replace the child width twin beds with a double bed.

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01665576553 or email enquiries@dunstansteads.co.uk