



## **ACCESS STATEMENT FOR KEEPERS COTTAGE**

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

### **Introduction**

Keepers Cottage is a listed cottage ideal for those who want a truly memorable self-catering retreat, with breathtaking views over Edlingham and Whittingham Vales towards the Cheviot Hills and only a 5-minute drive from the historic market town of Alnwick. We have two cottages, nestled into the hillside located at the end of a single-track road.

Keepers Cottage has two double bedrooms and a single bedroom with an additional pull out bed. One of the double bedrooms is located on the ground floor and benefits from level access into the garden and its own ensuite bathroom. In addition, there is a spacious dining room, sitting room with a double height ceiling and wood burning stove, conservatory and well-equipped kitchen.

Lemmington Lodge sleeps up to 5 people and has 3 double ensuite bedrooms located all on one level. All bedrooms have full height glazed doors opening onto the garden and terraces that surround the lodge (see separate Access Statement).

We look forward to welcoming you. If you have any queries or require any assistance please phone 0788 7630340 or email [stay@lemmingtoncottages.com](mailto:stay@lemmingtoncottages.com).

### **Pre-Arrival**

For full details and maps of how to reach us please visit 'Our Cottages' section of our website. Alternatively, you can plan your journey by car or public transport using a journey planning website; simply enter your postcode and ours, which is NE66 2BD to get directions. The nearest railway station is Alnmouth which is 8.2 miles away. Taxis are available at the station. If you require an accessible taxi this can be booked in advance, please contact us to arrange this for you.

### **Key Collection, Welcome and Car Parking**

The access key will be available in the key security box located by the front door of the cottage. The code will be provided prior to arrival. Parking is available for up to 3 cars approximately 30-40m from the front door of the cottage. The parking area has a gravel surface with a paved path leading to the cottage. This area is well lit at night by motion sensor lights.

## **Entrance to Property**

The front door is 930mm/36.61ins wide. There are no steps to the front door but once in the property there is a step from the conservatory room into the sitting room. An alternative step free, level access entrance is available via a paved path round to the left of the cottage. The side door is 937mm/36.89ins. The entrance is well lit by motion censored lamps. The floor covering inside the entrance is wood flooring. Halls, Stairs, Landings, Passageways.

The stairs and landings are well lit using a combination of ceiling and wall lights. Passageways are 748mm/29.45ins wide. The floor covering is wood flooring with rugs in the entrance garden room. The staircase to the first floor has 14 steps with a hand rail on one side and the floor covering is short pile carpet.

## **Sitting Room/Lounge**

The sitting room is situated on the ground floor with level entry from the dining room. The sitting room is separated from the dining room by a double-sided log burner and there are passageways on either side, the smaller measuring 822mm/32.36ins wide and the larger measuring 895mm/35.24ins wide. The room has a mixture of seating with sofas and soft chairs with arms, together with a low coffee table. Furniture can be moved. There is a flat screen digital television with remote control, subtitles, and a DVD player.

Lighting is natural daylight and by night levels are controlled by dimmer switches, with overhead lighting used as well as table lamps around the room.

## **Dining Room**

The dining room is situated on the ground floor with level entry from both the hallway and the kitchen. The door openings to the dining room from the conservatory is 909mm/35.8ins, from the kitchen 744mm/29.3ins wide. The 10-seater dining table (moveable side to side) has legs on each corner, 689mm/27.13ins from floor to lowest point of table (under space) and is 689mm/27.13ins high. There is free space around the table. Chairs (all moveable) – 8 chairs with padded seats that have no arms, 2 chairs with padded seats with arms. Lighting is natural daylight and wall lighting and table lamps around the room. Flooring is seagrass carpet with rugs.

## **Kitchen**

The kitchen is situated on the ground floor with step free, level access from the dining room. The door of the oven drops down and the handle is 246mm/9.68ins above the floor. The hob is 915mm/36ins above the floor. Worktop and sink are 915mm/36ins above the floor. Fridge freezer available, highest shelf in fridge 1761mm/69.33 ins and lowest drawer in freezer 336mm/13.23ins. Table provided - 584mm/23ins from the floor to the lowest point of the table (under space), 584mm/23ins high and 6 upright chairs with no arms or cushions. Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request when booking. The kitchen is evenly lit with halogen spotlights above work surfaces. Flooring is wood flooring.

## **Bedrooms and Sleeping Areas**

There is 1 bedroom with a zip link double bed on the ground floor, with step free level access from the side door to the garden. On the first floor there is 1 bedroom with a double bed and 1 bedroom with single bed with additional pull out single bed, which are reached by stairs only. Access to the smaller single bedroom is from the second upstairs bathroom. There is one step down from the landing to the bathroom. The door from the bathroom to this bedroom is 667mm/26.26ins wide. The door from the landing to the upstairs double bedroom is 668mm/26.3ins wide. The door to the ground floor bedroom is 819mm/32.24ins wide. Furniture can be easily removed or rearranged in the ground floor room. The height of all beds from the top of the mattress to the floor is 612mm/24.09ins. Lighting is natural daylight and at night overhead lighting can be controlled by switch. Bedside lamps are also in each room. All bedrooms offer good colour contrast between the floor, walls and doors, short pile carpet, digital television with remote control, subtitles and audio description facilities.

## **Bathrooms, Shower-rooms and Toilets**

The ground floor bedroom has an en-suite bathroom, which has step free level access. Door opening 821mm/32.3ins wide. Toilet 428mm/16.9ins high. Wash basin 892mm/35.1ins high. Conventional taps on the washbasin and bath. Bath has both handheld and overhead shower. Non-slip laminate flooring. Well-lit with overhead lighting. The 1st floor bathroom has one step down from the landing into the bathroom. Door opening 668mm/26.3ins wide. Toilet 427mm/16.8ins high. Wash basin 878mm/34.5ins high. Conventional taps on the washbasin and bath. Bath has a handheld shower. Non-slip laminate flooring. Well-lit with overhead lighting. There is an additional toilet room located off the conservatory on the ground floor. Toilet 455mm/17.9ins high. Wash basin 881mm/34.7ins high. Non-slip laminate flooring.

## **Garden**

We have a combination of paved patio and garden areas with lawn and flower beds surrounding the cottage. A wooden table & chairs and a BBQ are available on the patio to the rear of the conservatory. A paved footpath leads you to the front door from the parking area which is gravel. There is also a wooden garden bench at the entrance to the cottage.

## **Additional Information**

Assistance guide dogs are very welcome. All areas in the cottage have good colour contrast between the floor, doors and walls. Generally, doors and doorframes are painted white and walls are light in colour. The nearest General Hospital and A&E unit and walk in NHS is located in Alnwick which is 4.8 miles away as well as Doctor's surgery. There is also a list of nearby attractions in the 'Around & About' section of the website.

## **Contact Information**

Address (Inc postcode): Keeper's Cottage, Lemmington, Alnwick, Northumberland, NE66 2BD

Telephone: 0788 7630340

Email: [stay@lemmingtoncottages.com](mailto:stay@lemmingtoncottages.com)

Website: [www.lemmingtoncottages.com](http://www.lemmingtoncottages.com)

Local Accessible Taxi: The yellow taxi: 01665 541250 AA Taxi: 01665 664214