

# **Access Statement for Yew Tree Cottage, Riding Mill**

## **Introduction**

The cottage is a two storey semi-detached property situated in a rural village east of Corbridge and west of Newcastle upon Tyne.

We have tried to provide as much information as possible in this statement, but if you have any queries please do call. We look forward to welcoming you.

Please note all measurements are approximations.

## **Pre-Arrival**

- There is information about Yew Tree Cottage on the [www.yewtreecottageridingmil.co.uk](http://www.yewtreecottageridingmil.co.uk) website
- Bookings / enquiries can be made with Mrs Bull online, via email, or telephone.
- The nearest bus stop is approximately (50) yards away.
- The nearest train station is Riding Mill (200) yards away. However customers need to be aware that the quickest access to this 200 yard route is via the eastbound platform (over a footbridge from the westbound platform).
- Nearest taxis firm: Corbridge and Tynedale Executive Taxis, 12 Station Close Riding Mill, NE44 6HE. Tel: 01434 605601 for train and bus information see end of document.
- If you require this information in a different format, please contact Mrs Bull via her yewtreecottage website, email, or telephone.

## **Arrival & Car Parking Facilities**

- The key for the door is in the coded safety box – details of location and code will be sent to you by Mrs Bull prior to your holiday.
- On arrival you will be presented with a cottage guide giving information of operation of major electrical appliances, wi-fi and central heating. The guide will be in 14 point font.
- Car parking is available on the street which is a quiet cul-de-sac. Please leave your car on the opposite side of the street as this is the local custom.
- The parking area is lit by street lighting.

## **Entrance at Front of Property**

- The door threshold entrance has one step down into the living area. The height of the step is (14cm).
- The front door is (82cm) wide and the key hole lock (90cm) from the threshold. The front door hinges at the left and opens into the house.
- There is a porch light and the switch is on the right hand side of the front door (going into the house).
- Behind the front door there is hanging hooks for coats.
- The kitchen is accessed through the lounge.

## **Heating**

- The property is heated by gas central heating. There is no room thermostat but individual radiators have thermostatic control.
- There is also a gas log-effect stove in the lounge. Customers are also left a fan heater if required.

## **Stairway and landing**

- Stairs lead from the living room and front entrance hall to the first floor bedrooms and bathroom.
- The stairs are (19cm) high, (74cm) wide and (26cm) deep and turn to the right to reach the landing. There are (12) steps in total on this stairway. The stair rail is to the left going up.
- At the top of the stairs is a landing. On this landing and to the right there is a very small step leading into the small bedroom.
- Smoke alarm fitted to ceiling of landing and the lounge area. There is a heat detector alarm and carbon monoxide detector in the kitchen area.

## **Lounge**

- All chairs and sofa are movable. The sofa and club chair have padded seats with arms. There is one moveable stool. There is a pot stool and the TV and DVD are on nesting tables
- Sofa seat is (40cm) high and the club chair seat is (44cm) high. The stool seat is (26cm) high.
- There is a potential free space of (250cm x 250cm) clear of doors and furniture.
- Flooring is flagged and part carpeted.
- Teletext is available on TV (as long as the service providers supply the teletext). The TV has remote control. The DVD player is separate from the TV and is controlled by a remote (and on the unit)
- A wi-fi router is provided with wi-fi name and key printed on the top.
- There is an open inglenook fireplace with a gas effect stove.

## **Kitchen**

- The worktop and inset sink height is standard approximately (94cm) high.
- Main oven door opens left with gas hob above at same height as worktop.
- Lighting is spotlight bulbs on ceiling. There is also lighting above the workbench and above the hob.
- The cupboards are above and below the worktop.
- There is good contrast between floor, cupboards and other surfaces.
- Fridge and freezer available.
- Microwave available.
- Toaster available.
- Portable radio available.
- Standard size front loading washing machine is provided.
- Heat and carbon monoxide alarms fitted.

## **Rear Entrance**

- There is one rear entrance to the property:
  - The door is (86cm) wide and is hinged to the left. It has 1 step up to the threshold – (15cm) high. respectively. This door opens into the rear yard which is enclosed. There is a well-worn step down into the rear yard. There is an emergency exit in this yard (exit is via the neighbour's private garden).
- The outside light beside the rear entrance door are switched on from the inside of the house.

## **Bedrooms**

### *Bedroom One (Master Twin)*

- Door is (68cm) wide and hinged to the left when looking from outside.
- There is a door into the 'jack and jill' shower-room and toilet. Hinged to the left and opening into the shower-room. This door is (60cm) wide.
- Two single beds
- Bed height (64cm) floor to top of mattress.
- Non feather duvets and pillows provided.
- Beds are moveable.
- Wardrobe and chest of drawers. Between bed table is (64cm) high.
- Largest free space clear of doors and furniture is (240cm x 160cm).

### *Bedroom Two (Single)*

- Door is (76cm) wide and hinged to the right when looking from outside.
- Door opens into the room.
- There is a small step into the room which is indicated both by hazard tape and door notice.
- Standard single bed accessible only on the left hand long side.
- Bed height (50cm) floor to top of mattress.
- Non feather duvets and pillows provided (continued...)

- No wardrobe is provided. Wall hangers are available for suitable clothes. There is a small chest of drawers.
- Bedside table height is (65cm)
- Largest free space clear of doors and furniture is (150cm x 104cm).
- There is a door into the 'jack and jill' shower-room and toilet. Hinged to the right and opening into the shower-room. This door is (76cm) wide.

### **Bathroom**

- Bathroom is accessed by two doors one from each adjacent bedroom. The doors are noted in the paragraphs above.
- There is limited free space in the shower-room.
- Toilet seat height ().
- Shower is walk-in.
- Flooring is wooden with a bath mat.
- Good colour contrast between floor walls and furniture.

### **Grounds and Gardens**

- Back door is accessed from the kitchen.
- Small rear flagged area with table, two chairs and a bench.
- Bins are within the shed
- Small front garden.

### **Additional Information**

- Information folder (Yew Tree Cottage Guide) is produced in size 14 font.
- Poor mobile phone reception. Please check your provider service.
- Nearest public phone box is about 100 yards opposite public house.
- The cottage is no smoking throughout.
- One pet welcome, please inform us when booking.

### **Contact Information**

- Please contact: Sheila Bull 01207232387 or 07770253586
- Email: [mail@yewtreecottageridingmill.co.uk](mailto:mail@yewtreecottageridingmill.co.uk)
- Website [www.yewtreecottageridingmill.co.uk](http://www.yewtreecottageridingmill.co.uk)
- Nearest taxis firm: Corbridge and Tynedale Executive Taxis, 12 Station Close Riding Mill, NE44 6HE. Tel: 01434 605601
- Bus service Go North East No10 bus route. [www.simplygo.com](http://www.simplygo.com) Tel: 08456060260
- Train service see [www.nationalrail.co.uk](http://www.nationalrail.co.uk) or phone National Rail Enquiries 08457 484950