

Access Statement for Wellstrand House, Rothbury.

Introduction

Wellstrand House is a semidetached cottage in the centre of Rothbury a small market town. We have tried to provide as much information as possible in this statement, if you have any further queries please contact us.

Pre-Arrival

We have a basic website showing photos of the main accommodation.

Booking and enquiries can be made via phone, email or post.

Online bookings can be taken via a link on our website.

The nearest bus stop is 80 metres west of the property.

The nearest train stations are either Morpeth or Alnmouth both approximately 12miles away, Taxis are available at both.

We can arrange for shopping to be delivered from the local shops.

We can provide information in large print on request.

Arrival & Car Parking

There is on street parking unrestricted parking directly outside the cottage.

We try to keep a space free for you on arrival, but after that it is not always possible to park directly out the property.

There are dropped curbs to access the pavement outside the front door.

The front door opens inwards to the property is 30"(76cm) wide and there is a 2.5"(6cm) step downwards on entry.

Ground Floor

Main entrance and Lobby

Once in the front door there is a small lobby, with coat hooks and shoe rack.

A further door 31"(79cm) wide leads into the Lounge

Lounge

There is a clear 40"(100cm) wide passage way to the rest of the property.

Flooring is short pile fitted carpet, with a further hearthrug, which can be removed if needed.

One double sofa, one triple sofa and an armchair all have arms and can be rearranged if required.

TV with Teletext provided with remote control, also DVD, CD player and radio.

Kitchen/Dinning room

Kitchen is open-plan with dinning table and four chairs

Dinning table is 30"(76cm) wide, 48"(122cm) long, 36"(92cm) high, with 25"(63cm) between floor and bottom of rail(underspace) and had legs at each corner.

Work top height is 35"(90cm).

Sink height is 35"(90cm).

The cooker is 36"(92cm) high and has gas top, one gas oven and one electric oven.

Flooring is a smooth vinyl.

A 31"(79cm) wide door leads to the utility room.

Utility room

Contains fridge freezer and cleaning equipment.

Leads to back door 31"(79cm) wide, outside of which there are three steps 6"(15cm) high down to back yards; there is a handrail on one side.

Flooring is a smooth vinyl.

Outside

Small courtyard garden with outside table and chairs.

Surface is smooth concrete.

There is a 3"(10cm) step down to exit to street level.

First Floor

Stairs

The upstairs accommodation is reached by a flight of stairs between the lounge and the kitchen. These stairs are 35"(89cm) wide with a good handrail on the right-hand side going up. Flooring is short pile carpet.

Main Bedroom

The door way is 32"(81cm) wide.

There is 48"(122cm) clear access to both side of the super-king sized bed.

There is a walk in wardrobe and a free-standing wardrobe.

Separate lighting is available on both side of the bed.

Flooring is short pile carpet.

Second Bedroom

The second bedroom is smaller than the main bedroom, the doorway is 29"(73cm) wide.

There is access 16"(40cm) wide between the two beds when set up as a twin room. If the beds are set up as a double there is access to one side only.

Flooring is shortpile carpet.

Bathroom

Pedestal washbasin 32"(80cm) high.

Bath 21"(53cm) high at lip with hands free shower over.

Close couples WC, seat 17"(43cm) high.

Flooring is smooth vinyl.