

Access Statement for TW & A GRUNDY (Railston Cottage)

Introduction

The Cottage has been completely refurbished with a tiled floor throughout at one level on the ground floor, downstairs has an ensuite bathroom with wet room style facilities, plenty of access for a wheel chair if so required. The intention is to offer spacious and light living space. with a kitchen/diner and easy access to living area and sun room. The downstairs bedroom is accessed from the sun room with wide door ways to the room and wet room. upstairs there are two more bedrooms both en-suite. The garden, completely walled, is accessed via a set of double doors from the sun room on to a stone step ramped down on to gravel or straight out onto the grassed area. The garden is also accessed from the street by a gate with a ramp down onto a gravelled courtyard. difficult for some wheelchairs but not impossible for all.

Pre-Arrival

- a regular bus service passes on main street, very close and bus stops for each way are 100 meters west outside the Lodge Public House. Journeys of thirty minutes to Alnwick and 1 hour to Berwick upon Tweed.
- A Special bus service leaves Seahouses every Thursday at 10am to go direct to Newcastle leaving at 5pm to return to Seahouses.
- there is also a twice daily service to Newcastle from the bus stops mentioned.
- Rail travel stops at Berwick upon Tweed with buses available from the station car park. specific times are available from arriva.
- Bamburgh is 2 1/2 miles North drive and park, take the bus or walk along the beach. the beach is a safer option. there is not a pathway along the roadside. there several hotels, pubs, shops and cafes offering excellent service.
- Visitors are welcome at the castle from 10am daily.
- Beadnell is 2 1/2 miles to the South and has excellent Beaches easy accessed from the tarmac car park at the dunes.
- There is an excellent riding stable close by tuition for all levels of

rider, with equipment for hire.

- Seahouses Golf Club offers 18 Holes in good condition and welcome visitors, catering facilities are also on offer at the 19th hole.
- Seahouses harbour 10 minutes slow walk offers boat rides out view the seals and birds on the Farne Islands.
- The boats also cater for divers of all levels, there are many good diving sites along the coast.
- There is an excellent local taxi bus with wheelchair facilities available.

Arrival & Car Parking Facilities

- Parking on site is 10 yards from the rear entrance in a gravel lane. a parking space is available at the rear of the garden accessed from the main road and the garden entrance from the road.
- drop off is possible at both the rear and garden entrances. parking on South Lane is not advised, the lane is narrow and congestion could be a problem. parking on Main Street is only 20 yards from the cottage.
- we do not allow pets in the property.
- Smoking is not allowed inside the cottage at any time.
- we have lighting in the lane and in the Garden and Patio area to assist access at all times.
- The owners live very close to the property and the telephone number to reach them is available in the Cottage
- if they are not at home.
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Main Entrance, Reception & Ticketing Area

- The natural entrance on foot is the rear entrance from the lane (The back door) this is on the flat but the lane outside the door is cobbled and changes to gravel along to the parking area. • An alternative entrance from tarmac'd road on South Lane is through a gate in the wall, directly into the gravelled courtyard via a ramp from the road, which has a hand rail on the right hand side going in till the end of the ramp, this then leads, after 3 metres to a ramp and entry through double french doors into the sun lounge and access to the whole ground floor. the courtyard area is lit up automatically upon entry.
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Public Areas - Hall, Stairs, Landing, Corridors etc

- the whole of the ground floor is all the same level and tiled with underfloor heating in the sun room, kitchen/dining room and the snug lounge this also has a woodburning stove set in the fireplace. Instructions for the use of the fire are in the cottage. although the rooms are separate they all blend into a delightful open space throughout.
- panel heaters have also been installed for extra comfort if required.

Public Areas - Sitting room, lounges, lobbies etc

- as well as the sitting areas covered in the last section.
- A wall mounted multi-channel T.V. is set above the fire in the snug and in the sun lounge there is ample sitting area for reading and writing.

Public WCs

- The property has a built in fire/smoke detection and alarm system.

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

- there is a fully fitted kitchen in the cottage.
- However Seahouses is blessed with many good Pubs, restaurants and Hotels offering a wide range of cuisine, details of which are shown the cottage.

Laundry

- the cottage has an automatic washing machine in the utility room by the back door, it shares the space with a Fridge/Freezer

Shop

- the village has a well stocked coop and other shops on Main Street near the harbour, the coop

Leisure Facilities

- Seahouses has a swimming pool and fitness club, membership is required details of which can be obtained from www.ocean-club.co.uk

Outdoor Facilities

- Riding Stables are situated 200 metres from the cottage.
- Seahouses 18 hole Golf Club accommodates the low and high handicap golfer this is only 1 mile from the cottage
- Bamburgh Golf course is 2 & 1/2 miles away and offers a greater challenge to golfer.
- Beadnell beach is popular with windsurfers and sailboards. this accessed from the car park on the dunes near Beadnell beach. This car park also has public toilets with disabled facilities.
- There are a great number of short and long walks in the area, details of some are in the cottage. a more substantial amount are available from the tourist information centre in the main car park in Seahouses. Their centre offers easy ramp access.
- the main car park also has public toilets at the entrance, all on the level.

Conference & Meeting Rooms, Banqueting

- not applicable

Clubs & Entertainment

- there are theatres at Berwick upon Tweed and Alnwick offering a wide and changing list of shows. All with varied amounts of accessibility.

Bedrooms & Sleeping Areas

- we have three bedrooms all are en-suite. small double or twin room with shower room
- downstairs bedroom is accessed from the sun room and has space for turning a wheelchair. The twin divan beds can be zip locked to give a King size bed. The shower room is in the style of a wet room with a handrail next to the shower, with toilet and wash basin. the wide oak doors allow easy access with sticks or wheel chair.
- upstairs has a twin room or double with shower room, w.c and wash

basin.

- The large double has a bathroom with overbath shower w.c. and wash basin. • all bedrooms are supplied with hot water at mains pressure which gives a good spray on all shower heads even if they all being used together. all the water is heated by electricity.

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

- see bedrooms and sleeping areas

Self-Catering Kitchen

- the Kitchen dining area has an oven and hob, built in microwave, dishwasher and a small central island with an undercounter fridge as well as the fridge freezer in the utility room. the work tops are hardwood and the taps have lever handles. Under unit lighting and cooker light, together with downlights give the area plenty of light. Cutlery and cookware are all stored below and at waist height. Crockery and glassware is stored in the cupboards above the worktops.

- this is all on the flat, except a small thresh through to the utility room.

Caravans, Holiday Homes & Twin Units

- not applicable

Touring Facilities (Holiday Parks)

- not applicable

Boats - Narrow Boat, Cruiser & Hotel Boat

- not applicable

Attractions (Displays, exhibits, rides etc.)

- not applicable

Grounds and Gardens

- the garden is accessed from the sunroom via steps or a ramp on stone then grass or gravelled area where there are seats and a table. There is a grassed area for sitting with flowerbeds on three sides.
- the garden is walled offering privacy and can be very hot on sunny days.

Additional Information

- evacuation is to the garden via the kitchen door or french doors from the sun room french doors from the downstairs bedroom then through the gate to the street. • from the upstairs bedrooms if the exit is cut off from the stairs down to the sun room, they are both fitted with escape windows to the garden from the first floor.
- WE DO NOT ALLOW PETS
- WE DO NOT ALLOW SMOKING
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- There is not a telephone on the premises. The owners live very close.

Address: contact and postal address

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RAILSTON HOUSE
133 MAIN STREET
NORTH SUNDERLAND
SEAHOUSES
NE68 7TS

tel: 01665 720912 * e-mail twgrundy@btinternet.com *

www.railstoncottage.com

PROPERTY ADDRESS

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North Sunderland
Seahouses
NE68 7UL

Telephone: 01665 720912

Fax: not applicable

Minicom: notapplicable

Email: twgrundy@btinternet.com

Website: www.railstoncottage.com

Hours of operation: 52 weeks

Emergency number: 01665720912

Future Plans

- The cottage has been completely refurbished in 2009. completed on the 24 August 2009

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01665720912 or email twgrundy@btinternet.com