



Westfield Farmhouse, Seahouses, Northumberland NE68 7UR  
 Telephone: 01665 600850 Email: [enquiries@northumberlandcottages.com](mailto:enquiries@northumberlandcottages.com) [www.northumberlandcottages.com](http://www.northumberlandcottages.com)

## **Access Statement**

**Bayside Cottage  
 Budle Bay  
 nr Bamburgh**

### **Pre-Arrival**

|   |   |
|---|---|
| Give the name and distance of the nearest railway station.  | Berwick upon Tweed  |
| State whether an accessible taxi service is available.  | Yes   |
| Give information about bus services - accessibility, frequency, distance of bus stop from property, route no.                           | X15 route has a stop at the end of the drive. Services run between Berwick and Newcastle. Timetable varies according to time of year. |
| Do you offer a collection service?  | No  |
| Describe the streets in the area surrounding the property e.g. paved/cobbles/ uneven.   | No pavements in the vicinity. Tarmac driveway to roadside   |
| State whether you have information about local services for disabled people e.g. equipment hire, wheelchair repairs, and Shop mobility. | No knowledge  |
| Give details of local stores where shopping can be ordered in advance or state if you can arrange for shopping to be delivered.         | Asda and Tescos both deliver to Bayside   |

### **Parking**

|   |  |
|---|--|
| State whether parking is available on site or nearby and give the number of spaces available and distance to the property entrance. | 2 spaces directly outside the cottage 5m from front door |
| Describe the type of surface from the car park to the main entrance e.g. level/stepped, firm/uneven, tarmac/gravel.                 | Tarmac   |
| Describe any lighting in the car parking area and en-route from the car park to the property entrance.                              | A motion sensor security light above the front door      |

### **Entrance to Property**

|   |   |
|---|---|
| How many steps, if any, to the entrance and is there a handrail?  | No handrail, one small step from car park to path |
| Describe any ramp available at the entrance - are there handrails on one or both sides of the ramp? State if no level access is provided. | No ramp or handrail                               |
| What is the clear door opening width? (Please take into account any obstacles that may reduce the size of the opening.)                   | 74cms   |



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|   |   |
|---|---|
| Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spotlights. | One pendant light in hallway. motion sensor lamp to right of front door |
| Describe the floor surface e.g. tile/wood/rugs/carpet (thick/short pile).                               | Lino  |

### **Hall/passageways**

|  |                           |
|--|---------------------------|
| Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spotlights.        | 2 pendant overhead lights |
| How wide are the passageways? Minimum width for wheelchairs/Zimmer frame/pushchair is 750mm x 800mm preferred. | 96cms                     |
| Describe the floor surfaces e.g. tile/wood/rugs/carpet (thick/short pile).                                     | Short pile carpet         |

### **Sitting room/lounge**

|   |  |
|---|--|
| Describe where the sitting room is situated and how you access it i.e. is there level access, ramps(s) or step(s). If steps, how many?  | Level access from entrance hall to the lounge The doorway is to the immediate right of the front door.   |
| What is the clear door opening width, taking into account any obstacles?  | 78cms  |
| Describe the layout within the sitting room/lounge. Is it level or are there steps? Are there large spaces between furniture, what type of seating and tables are there e.g. high/low tables, couches, and easy chairs? | Level surface, 2 large leather settees, one high back arm chair, several coffee tables. Wide spaces between furniture and open area in middle of the room. |
| Is the furniture moveable?  | Settees no, coffee tables and high backed chair yes.   |
| Where there are TVs are subtitles/audio description available?  | Yes  |
| Describe how well/evenly lit the area is and what type of lighting is provided.   | 2 overhead pendants and 4 wall lights  |
| Describe the floor surface e.g. tile/wood/carpet (thick/short pile).  | Short pile carpet  |



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### **Dining room/area**

|   |   |
|---|---|
| Describe where the dining room is situated and how you access it i.e. is there level access ramp(s) or step(s). If steps, how many? | Dining area is situated in the kitchen. Level access from the lounge              |
| What is the clear door opening width, taking in account any obstacles?  | 78cms   |
| Is there space around the table for a wheelchair?   | Yes   |
| State the clear height underneath the dining table.   | 64cms   |
| What type of seating is there? e.g. upright chairs with/without arms.   | Upright leather chairs without arms and a long bench which can seat 3 or 4 people |
| Describe how well/evenly lit the area is and what type of lighting is provided.   | Wall lights, pendant lights and under cupboard lights                             |
| Describe the floor surface e.g. tile/wood/rugs/carpet (thick/short pile)  | Tiles   |

### **Kitchen**

|  |   |
|--|---|
| Describe where the kitchen is situated and how you access it i.e. is there level access ramp(s) or step(s). If steps, how many?  | Level access from the lounge  |
| What is the clear door opening width, taking into account any obstacles?   | 78cms   |
| State the height of the oven, hob and microwave. Does the oven have a drop down or side-opening door?  | Hob 88cms, Oven 70cms, microwave 135cms. Drop down door on oven.                              |
| How high is the work surface/food preparation area?  | 88cms   |
| State the height of the highest shelf and lowest drawer of fridge/freezer.   | 180cms highest shelf in F/F lowest drawer in Freezer 20cms                                    |
| Describe any places to eat e.g. is there a table and chairs in the kitchen? What is the clear height underneath the table? Describe the type of chairs, with/without arms? | See dining description above  |
| State the height of wall cupboards containing crockery, glasses etc. Can these be moved to lower level cupboards on request?   | 150cms. Not easy to move as only drawers at lower level so not very suitable for glasses/mugs |
| Describe the sink taps e.g. single mixer lever tap.  | Single level mixer tap  |



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|  |  |
|--|--|
| List any aids that can assist people e.g. cordless kettle revolving 360 degrees.   | none   |
| Describe how well/evenly lit the kitchen is and what type of lighting is provided. | Well lit room, wall, overhead and under cupboard lights. |
| Describe the floor surface e.g. tile/wood/rugs/carpet (thick/short pile).          | Tiled  |

### **Bedroom 1 with ensuite**

|  |  |
|--|--|
| Do you have any ground floor bedrooms? If yes, how many?   | 3  |
| What is the clear door opening width, taking in account any obstacles?   | 78cms  |
| Can furniture be moved around or removed?  | No   |
| What bed combinations are there e.g. twin, double, zip-linked?   | One superking,   |
| How wide is the space next to the bed (s)? (For wheelchair user to transfer onto bed.                                      | 140cms left side/86cms right side  |
| What is the height of the bed(s) to the top of the mattress? What is the height of the clear space under the bed (if any)? | 65cms height, 20cms clearance  |
| Describe how well/evenly lit the bedroom is and what type of lighting is provided;   | Soft overhead and wall lighting. 2 Bedside lights                          |
| Describe wardrobe and storage space e.g. can rails be adjusted?  | Large double wardrobe, 8 drawer unit. Rails in wardrobe cannot be adjusted |
| Describe the floor surface(s) e.g. tile/wood/rugs/carpet (thick/short pile).   | Short pile carpet  |
| Give details of any non-allergenic bedding that can be provided.   | none   |
| Are subtitles/audio descriptions available on televisions with instructions available on how to use it?                    | Yes  |
| List any other accessible equipment you may have e.g. vibrating alarm clock.   | none   |
| Is there level access from the bedroom to the en-suite or shared facilities i.e. no steps?                                 | Level access to en suite bathroom  |
| What is the clear door opening width, taking in account any obstacles?   | 78cms  |



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|   |   |
|---|---|
| Describe the shower - is it separate or over the bath? Level entry with no raised lip?                            | Shower over the bath,                               |
| What is the height of the WC from floor to seat?  | 42cms   |
| What is the height of the washbasin? Is there clear space underneath the sink i.e. no pedestal?                   | 80cms. Pedestal basin                               |
| What types of taps are on the washbasin and bath? e.g. lever.   | 2 turn handle taps on basin, mixer on bath          |
| Give details of what support/grab rails are fitted where e.g. bath, shower, WC.                                   | Non   |
| How well lit is the room? Describe the type of lighting used e.g. ceiling lights, fluorescent tube shaving light; | Ceiling spotlights and mirror light over wash basin |
| Describe the colour contrast of the floor, walls, doorways and towels. What is the colour scheme for these?       | Wall cream tiles, bath, sink and wc white.          |
| Describe the floor surface(s) e.g. non-slip/laminate/tile/wood/carpet (thick/short pile).                         | Tiles   |

### **Bedroom 2**

|  |  |
|--|--|
| What is the clear door opening width, taking in account any obstacles?   | 72cms  |
| Can furniture be moved around or removed?  | No   |
| What bed combinations are there e.g. twin, double, zip-linked?   | 2 single beds  |
| How wide is the space next to the bed (s)? (For wheelchair user to transfer onto bed.                                      | 130cms and 80 cms                                    |
| What is the height of the bed(s) to the top of the mattress? What is the height of the clear space under the bed (if any)? | 57cms, no clear space below                          |
| Describe how well/evenly lit the bedroom is and what type of lighting is provided;   | One overhead pendant and two beside lamps            |
| Describe wardrobe and storage space e.g. can rails be adjusted?  | One wardrobe, not adjustable, and one set of drawers |
| Describe the floor surface(s) e.g. tile/wood/rugs/carpet (thick/short pile).   | Short pile carpet                                    |
| Give details of any non-allergenic bedding that can be provided.   | none   |



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|   |      |
|---|------|
| Are subtitles/audio descriptions available on televisions with instructions available on how to use it? | N/A  |
| List any other accessible equipment you may have e.g. vibrating alarm clock.                            | None |

### **Bedroom 3**

|  |   |
|--|---|
| What is the clear door opening width, taking in account any obstacles?   | 72cms   |
| Can furniture be moved around or removed?  | Bed can be changed from twin to super king                  |
| What bed combinations are there e.g. twin, double, zip-linked?   | Zip linked superking or two singles                         |
| How wide is the space next to the bed (s)? (For wheelchair user to transfer onto bed.                                      | 88cms and 50 cms  |
| What is the height of the bed(s) to the top of the mattress? What is the height of the clear space under the bed (if any)? | 68cms, no clearance   |
| Describe how well/evenly lit the bedroom is and what type of lighting is provided;   | One overhead pendant and one bedside lamp                   |
| Describe wardrobe and storage space e.g. can rails be adjusted?  | One single wardrobe (not adjustable) and one set of drawers |
| Describe the floor surface(s) e.g. tile/wood/rugs/carpet (thick/short pile).   | Short pile carpet   |
| Give details of any non-allergenic bedding that can be provided.   | none  |
| Are subtitles/audio descriptions available on televisions with instructions available on how to use it?                    | N/A   |
| List any other accessible equipment you may have e.g. vibrating alarm clock.   | none  |

### **Shower room**

|  |                  |
|--|------------------|
| Is there level access from the bedroom to the en-suite or shared facilities i.e. no steps? | All on one level |
| What is the clear door opening width, taking in account any obstacles?                     | 71cms            |



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|   |   |
|---|---|
| Describe the shower - is it separate or over the bath? Level entry with no raised lip?                            | Wall in shower, step up of 14cm into shower area            |
| What is the height of the WC from floor to seat?  | 42cms   |
| What is the height of the washbasin? Is there clear space underneath the sink i.e. no pedestal?                   | 82cms, no clear space beneath as part of a storage unit     |
| What types of taps are on the washbasin and bath? e.g. lever.   | Single lever mixer  |
| Give details of what support/grab rails are fitted where e.g. bath, shower, WC.                                   | No grab rails fitted  |
| How well lit is the room? Describe the type of lighting used e.g. ceiling lights, fluorescent tube shaving light; | Overhead spot lights. Mirrored light above sink.            |
| Describe the colour contrast of the floor, walls, doorways and towels. What is the colour scheme for these?       | Dark grey floor, pale walls, sink shower tray and wc white. |
| Describe the floor surface(s) e.g. non-slip/laminate/tile/wood/carpet (thick/short pile).                         | Tiles   |

## **Garden**

|  |  |
|--|--|
| Describe the garden area that guests have access to e.g. patio and lawn.   | Large flat paved patio area with table and chairs immediately outside back door from the kitchen. The rest of the garden is on an upward slope and comprises of grassed areas and a rockery. |
| State whether these areas are flat/undulating, stepped (details) etc. Give details of what seating is available. | Seating on a flat patio is at a metal table and chairs. The chairs have arms. The rest of the garden is on quite a steep slope.  |
| What is the width of footpaths?  | N/A  |
| Describe the surface of the footpaths e.g. level/firm/uneven/is gravel used?                                     | N/A  |

## **Additional Information**

|  |      |
|--|------|
| Describe any facilities, equipment or services you offer not detailed above. | None |
|--|------|



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|  |   |
|--|---|
| Assistance dogs, it is illegal to refuse to accept working assistance dogs. What facilities are offered to assistance dogs e.g. run area, water bowls? | None. Garden is fenced but not secure.  |
| What internet access is available? Is this charged for or is it free? Mobile phone reception?  | Free internet access. Poor mobile reception inside house, signal strength increases significantly immediately outside the property. |