

ACCESS STATEMENT FOR BYRE COTTAGE:

INTRODUCTION

Welcome to Byre Cottage. Low Alwinton Cottages thanks you for choosing to holiday in one of its properties and hopes you enjoy your stay in the picturesque Coquet Valley. This Statement is designed to give you a brief overview of facilities in and around Byre Cottage.

Byre Cottage is a pretty stone built cottage situated in the picturesque Coquet Valley. It was originally a barn which has been converted into one spacious property. All rooms are over 1 floor. It now provides comfortable accommodation for up to 6 people. It has the benefit of a private garden and patio area, and is accessed via a path that leads from the private car park.

Rothbury is the closet town that provides everything you might need and is approximately 9 miles away.

CAR PARKING FACILITIES

Please use the main car park area which is the graveled area across the lane and in front of the cottages, there is room for six cars. The main driveway is for loading and unloading only where possible. If there is a need it can be used as an overflow car park, but please only park single file, not two abreast.

MAIN ENTRANCE

A wooden gate opens to the private enclosed garden with a path to the front door. The main front door to the property is situated in the conservatory which provides access to the rest of the property.

PUBLIC AREAS – LOUNGE

From the conservatory there is a door leading to the main lounge. The lounge has three large sofas and a window seat.

There is an open fire which is not in use and is for display purposes only.

Television, DVD and Free Sat TV. TV with full Free-Sat programmes, DVD's and games.

The lounge provides access to most other parts of the property.
The flooring is solid Oak throughout.

PUBLIC AREAS – KITCHEN/DINING ROOM

The kitchen/dining room is a large room.
There is a vast range of cupboards (base) and drawers, along with ample work surfaces.
The cooking facilities comprise an electric oven and hob, microwave, integrated fridge and freezer, a dishwasher, washing machine and large dining table with chairs.

BEDROOMS & SLEEPING AREAS

Byre Cottage has three large double bedrooms. Two of the bedrooms have windows overlooking the front of the property and one has windows overlooking the rear of the property. The bedrooms are decorated in neutral shades, complimented with good quality bedding. All flooring is solid oak with rugs as required. There is ample space and drawers in all bedrooms.

BATHROOM & WC

There are three bathrooms, one comprising a three piece suite including a roll top bath. The other two are en-suite and include a shower, sink and toilet.

GROUNDS AND GARDENS

The garden at Byre cottage is mainly laid to lawn and covers the front of the property. At the rear of the cottage there is a private patio area overlooking the hills.

ADDITIONAL INFORMATION

A fire blanket and extinguisher are located in the kitchen. If a fire breaks out in the property, you should exit via the nearest external door either the kitchen door or conservatory door.

DO NOT TRY TO RETRIEVE YOUR BELONGINGS.

The emergency services should be contacted as soon as possible, by dialing 999.

Heating and hot water are supplied by an air source heat pump via solar panels. Both heating and hot water are constant.

A payphone is located in the utility shed to the front of the cottages code 5555 to retrieve the key to gain entry.

A washing machine, tumble dryer and extra fridge and freezer are also located in the utility shed.

In case of an interruption to the power supply a torch, candles and matches are located in the kitchen drawer.

Broadband is available via a wireless connection, although due to the remoteness of the area it is with regret that we cannot guarantee this.

Smoking is not permitted in the cottage.

Byre Cottage is a pet free zone and no pets of any kind are accepted.

The bins are situated close to the main road on the right hand side. There are recycle bins available but please don't add glass bottles as they are not allowed (the sorting is done by hand at Alnwick so they cannot risk broken glass). Situated by the bins is information on what you can recycle.

A first aid kit can be found in the kitchen drawer.

In case of anything more serious doctor's numbers are located in this folder.

We do not have any mains drainage because we are so remote. All of our waste goes into a septic tank. Septic tanks are unforgiving as mains drainage systems so please do not put sanitary towels, tampons or condoms down the toilet. Please use the bins provided.

OWNER CONTACT DETAILS

Mr. Eamonn Gribben

Telephone – 0191 3008689

Mobile – 07962205975

Email – eamonngribben@blueyonder.co.uk