



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**

### **Steading Cottage at Westfield Steading North Sunderland Seahouses NE68 7UR**

#### **Introduction**

Steading Cottage was originally a stone built farmworker's cottage built in the 1830s now converted into a luxury holiday cottage accomodating 4 people in 2 bedrooms. There is a large open plan lounge/kitchen dining area with vaulted ceilings and beams, traditional arched windows together with a multi fuel fire. All heating is underfloor and the water is heated by solar power making it a very ecofriendly house.

#### **Enquiries**

Can be made to Stay Northumbria Ltd via the website [www.staynorthumbria.co.uk](http://www.staynorthumbria.co.uk)  
 by email to [info@staynorthumbria.co.uk](mailto:info@staynorthumbria.co.uk)  
 or by telephone to 01665 721380

Or via the owner's website for luxury holiday cottage accomodation [www.westfieldfarmsteading.co.uk](http://www.westfieldfarmsteading.co.uk)  
 by email to [enquiries@westfieldfarmsteading.co.uk](mailto:enquiries@westfieldfarmsteading.co.uk),  
 or by telephone to 01665 721375 or 07985 334807

#### **Pre-Arrival**

Give the name and distance of the nearest railway station.	Chathill station is 5 miles away but limited service. Main station is at Alnmouth 15.6 miles away
State whether an accessible taxi service is available.	Taxis can be booked by telephone Information in the cottage
Give information about bus services - accessibility, frequency, distance of bus stop from property, route no.	Newcastle to Berwick 501/505 will stop for passengers 1/2 mile from property at Broad Road
Do you offer a collection service?	No
Describe the streets in the area surrounding the property.	Gravel in the courtyard then paving stones to the door of the property
State whether you have information about local services for disabled people e.g. equipment hire, wheelchair repairs, and Shop mobility.	Information available on internet Property has Wifi
Give details of local stores where shopping can be ordered in advance or state if you can arrange for shopping to be delivered.	Tesco, Asda and Sainsburys will deliver

#### **Parking**

State whether parking is available on site or nearby and give the number of spaces available and distance to the property entrance.	Parking is off road and private in a courtyard for up to 2 cars
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Describe the type of surface from the car park to the main entrance.	Gravel then paving stones to the door of the property
Describe any lighting in the car parking area and en-route from the car park to the property entrance.	Sensor lights in the courtyard

### **Entrance to Property**

How many steps, if any, to the entrance and is there a handrail?	Entrance via the main door which has a paving stone path and a ramp to the entrance Wheelchair access is possible
What is the clear door opening width?	
Describe how well/evenly lit the area is and what type of lighting is provided e.g. ceiling spotlights.	The area is very well lit with ceiling and wall lights
Describe the floor surface.	Tiled floor

### **Large open plan living/dining/kitchen area**

Describe where the sitting room is situated and how you access it.	Open plan living, dining and kitchen Level access throughout property
Describe the layout within the sitting room/lounge.	2 x 2 seater couches, coffee table, multi fuel fire, TV on unit and sideboard
Is the furniture moveable?	Yes
Where there are TVs are subtitles/audio description available?	Yes
Describe how well lit the area is and what type of lighting is provided.	Well lit with wall and ceiling lights
Describe the floor surface.	Short pile carpet
State the height of the oven, hob and microwave. Does the oven have a drop down or side-opening door?	90cm Oven has drop down door
How high is the work surface/food preparation area?	90cm
State the height of the highest shelf and lowest drawer of fridge/freezer.	Under bench fridge and separate freezer
Describe any places to eat.	There is a round dining table with 4 chairs, without arms



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State the height of wall cupboards containing crockery, glasses etc. Can these be moved to lower level cupboards on request?	140cm Yes
Describe the sink taps e.g. single mixer lever tap.	Hot and cold taps with mixer.
How high is the work surface/food preparation area?	90cm
State the height of the highest shelf and lowest drawer of fridge/freezer.	
List any aids that can assist people e.g. cordless kettle revolving 360 degrees.	Cordless kettle
Describe how well lit the kitchen is and what type of lighting is provided.	Very well lit due to wall and ceiling lights
Describe the floor surface.	Tiled floor
Describe any other facilities	There is a well stocked book case with games as well as information leaflets about local attractions

### **Bedroom 1**

Do you have any ground floor bedrooms?	Level access throughout property
What is the clear door opening width, taking in account any obstacles?	All door widths 84cm
Can furniture be moved around or removed?	Yes
What bed combinations are there e.g. twin, double, zip-linked?	Both bedrooms SKD or twin on request
How wide is the space next to the bed (s)?	
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?	62cm All beds are the same height No space under bed
Describe how well lit the bedroom is and what type of lighting is provided.	Well lit with ceiling light and 2 bedside lamps
Describe wardrobe and storage space.	Wardrobe and 2 bedside cabinets
Describe the floor surface.	All bedrooms have short pile carpet
Give details of any non-allergenic bedding that can be provided.	All bedding throughout the property is non-allergenic
Televisions	No TV in either bedroom



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List any other accessible equipment you may have e.g. vibrating alarm clock.	None in any bedroom
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### **Shower room**

Describe the shower.	Walk in shower
What is the height of the washbasin? Is there clear space underneath the sink?	86cm pedestal underneath
What is the height of the WC from floor to seat?	42cm
How well lit is the room?	Very well lit including lights in shower
Describe the colour contrast of the floor, walls, doorways and towels. What is the colour scheme for these?	The colour scheme throughout the property is neutral
Describe the floor surface.	Tiled floor
Give details of what support/grab rails are fitted.	None fitted

### **Bedroom 2**

How wide is the space next to the bed (s)?	
Describe how well lit the bedroom is and what type of lighting is provided.	Very well lit with 2 ceiling lights and 2 bedside lights
Describe wardrobe and storage space.	Wardrobe, 2 bedside cabinets and chest of drawers

### **Family bathroom**

Describe the shower.	Walk in shower and bath with central mixer tap.
What is the height of the WC from floor to seat?	42cm
What is the height of the washbasin? Is there clear space underneath the sink?	86cm No space under built in sink



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What types of taps are on the washbasin?	Mixer taps
How well lit is the room?	Very well lit including lights in shower
Describe the floor surface.	Tiled floor
Give details of what support/grab rails are fitted.	None fitted

## **Garden**

Describe the garden area that guests have access to e.g. patio and lawn.	To the front of the property is a patio area which is fully paved
State whether these areas are flat/undulating, stepped (details) etc.	The patio area is flat
What is the width of footpaths?	The footpaths around the property are suitable for wheelchair access
Describe the surface of the footpaths e.g. level/firm/uneven/is gravel used?	Level Paving stones

## **Additional Information**

Describe any facilities, equipment or services you offer not detailed above.	Cot and high chair available on request Storage for cycle and large sports equipment available
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?	
What internet access is available? Is this charged for or is it free? Mobile phone reception?	Wifi is available Mobile phone signal dependant upon network