

## **Access Statement for Coble Cottage, Self Catering Holiday Home**

### **Introduction**

Coble Cottage is a self catering, 2 bedroom detached property situated 6 metres from the seashore at No6 Boulmer Village. It is our aim to provide you with as much information as possible to assist you in enjoying your holiday.

### **Pre-Arrival**

- Coble Cottage website contains photographs of the cottage, booking information and useful links to local area attractions.
- Reservations/enquiries can be made via email, telephone, or the website booking form.
- The nearest railway is Alnmouth, situated 4 miles from Coble Cottage.
- There is a very intermittent bus service to the village.
- Taxi information can be found via the internet.

### **Arrival and Car Parking**

- There is private parking for 2 vehicles outside the cottage.
- Car parking is a levelled gravelled area, flat and even running onto paving slabs to the front door.
- There is one step up into the cottage.
- Guests have access to the cottage from 16.00 on the day of arrival.

### **Access**

- The cottage is accessed via the front door or patio doors, there is a small step up into the cottage.
- Outside light with sensor.
- There are no grab rails in place at the access point.
- Access leads into the utility room or if using the patio doors into the living room.

### **Utility Room**

- Two bedrooms are accessed off to the left of the utility room, the open plan lounge/kitchen is accessed straight ahead.
- The floor is stone tiles throughout.
- The area is well lit with led spotlights which can be turned off at either end of the room.
- Night light with sensor is available to use.
- Storage area for logs and other items of clothing.
- Cupboard encloses oil boiler, torch, drying area.

### **Lounge**

- Two seated sofa and two arm chairs.
- Coffee table and bookshelf.
- Flat screen star TV and Sky.
- Lounge opens through two patio doors onto decked area.
- Large picture windows look out onto the north sea, views are stunning.
- Led lighting is controlled individually or through a dimmer switch.
- Flooring through Living Room and kitchen is Karndean.

## **Kitchen**

- Evenly lit open plan kitchen.
- Good contrast between floor, cupboards and other surfaces.
- Electric cooker and hob, dishwasher, fridge freezer are all integrated.
- Solid oak dining table and four chairs.

## **Bedroom 1 - en-suite**

- Oak Double bed with winter and summer hypoallergenic duvets, firm and soft pillows.
- Karndean flooring with none slip rugs each side of the bed.
- Oak dressing table with draws and stool.
- Oak bedside tables each side of the bed.
- Touch sensor bedside lights.
- Built in wardrobe with wooden hangers and free standing linen basket.
- Access to en-suite off the bedroom.
- En-suite walk in shower, including led mirror cabinet with shaving plug, slip mat available.
- Well lit with led lighting, tiled flooring.
- Heated towel rail.

## **Bedroom 2 - en-suite**

- Two oak single beds with winter and summer hypoallergenic duvets, firm and soft pillows.
- Karndean flooring with none slip rugs each side of the beds.
- Oak dressing table with draws and stool.
- Oak draws.
- Oak bedside tables each side of the bed.
- Touch sensor bedside lights.
- Built in wardrobe with wooden hangers and free standing linen basket.
- Access to en-suite off the bedroom.
- En-suite walk in shower, including led mirror.
- None slip flooring throughout.
- Well lit with led lighting.
- Heated towel rail.

## **Decking/Patio**

- Decking/Patio area is accessed either from the driveway or from the living room.
- Area is well planted with flowering pots.
- Patio furniture consists of 4 arm chairs and coffee table.
- Patio cushion box.
- Outside decking patio area is large open grassed garden, flat and well maintained.
- Beach access is 6 metres from cottage, access route is slightly sloping with hand rail, flat access to the beach is available further along the village
- BBQ is situate to right of patio.

## **Additional Information**

- Mobile phone signal is adequate, some networks are patchy.
- There is a public phone box in the village, direction held in the guest book.
- Information for local attractions is via internet.
- Unlimited Super-fast Broad Band is available.
- Pets are accepted by prior arrangement.
- Cot and highchair are available.