

Fellside Cottage

within Northumberland National Park



ACCESS STATEMENT 'FELLSIDE COTTAGE'

The Approach

Bear left at the Rose and Thistle Inn, Alwinton. Fellside Cottage is a semi-detached property directly opposite. Turn right after R & Thistle, accessing property via gateway, drive round to back of cottage.

Parking

There is room for two cars, one space of which you could drive directly to cottage door. There are currently no designated parking bays. The surface is a gravelly level surface.

Back Entrance

Entrance to the cottage is on the level apart from door thresh. The door is single leaf and double glazed dark brown and contrasts with stonework. Door has a clear opening of 660 mm. Lever handle at 1700 mm high. There is external lighting at back door. The refuse bins and coal/log store are situated at the left of back door.

Front Entrance

The front entrance is accessed via a pathway consisting of four steps consisting of paving slabs with garden either side. Each step is 210 mm, handrail on left. Access to front door via a stone riser measuring 230 mm. The door is double glazed dark brown contrasting with stonework. Lever handle 1700mm. Outside light on left of door. Double glazed leaded window adjoining door 70 cms wide. Single leaf door 750 mm wide. Name of cottage displayed. E Garden path to the right of door (flagstones) accessing back garden via gate 680mm wide. Gate handle 1700mm. This pathway not wide enough for wheel chair.

*Fellside Cottage c/o Mrs Denise Straughan, Lane Farm,
Bedlington,
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Internal hallway

Measuring 1140 mm and 5300mm in length.

Laminate floor, with hall rug. Night storage heater.

Bookcase with tourist information and telephone 1000mm. 6 doorways leading to all rooms, on level. All doors with a clear opening of 660mm and lever handles at 1000mm high. One doorway leads into airing cupboard. Artificial lighting on dimmer switch. Smoke alarm.

Cream walls, light oak laminate floor.

Kitchen

Access from front via internal hallway. Access from back via back door and rear parking. Access through single leaf double glazed door, as previously stated. Clear opening of 660 mm. Kitchen is square and on one level, would provide minimum space for turning circle of wheel chair.

The floor is tiled in cream, the walls are tiled and paintwork cream. The kitchen cupboards are painted wood.

The handles are twisted wrought iron. Worktops are 900mm high. The oven/ grill is a drop down door when open. The hob is separate on top of kitchen units, controls to right side.

The extractor fan is a a height above hob of 1750mm.

The microwave is in a built in cupboard above oven.

The kettle is cordless. The sink is porcelain with right draining and brass mixer tap. Front loading washer and dishwasher. Large fridge with freezer box. Electric fuse box

Above fridge 2200mm high to right of back door.

Convactor heater, don't forget to turn off.

Lounge

Access to lounge via single leaf door off the hallway. Door has a clear opening of 720mm and contrasts in colour to the surrounding walls. Laminate floor, light oak. The furniture takes up around half of the floor space in the room.

Fireplace with slate hearth contrasts to floor. Convactor heater. 2 sofas. 1 sits 3 converts into sofa bed. The other sits two. Nest of tables. Bookcase consisting of local books, maps

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.....access statement continued

and walks. DVDS and videos. Games. TV. Video and DVD player. The TV has freeview with some Sky channels. Two cushioned trays to eat from.

Dining Room

Carpeted. Dining room table with cushioned seats, two with arm rests. Two seater sofa. Side board. Night storage heater. Views of hills and birds in garden. Minimum space for turning circle of wheelchair. Standard lamp.

The Double Bedroom

Double bed, wardrobe, chest of drawers and two bedside tables. Extra lighting in the form of bedside lights, which are operated from a switch on the lamp cable. Carpeted. Night storage heater. Non feather pillows and duvets. Bed transfers on both sides.

The Single Bedroom

4' bed with non feather pillows and duvets. Bed transfers on both sides with two bedside tables and bedside lights, operated by switch on lamp cable. Carpeted. Convactor heater if needed.

Bathroom

Floor tiled and walls. Access through single leaf wood door with brass lever action handle. 500mm to bath rim. Shower is over the bath. Controls for shower are 1500mm high. Mirror is 1300mm high from floor. Bathroom heater 1800mm high with string pull. Toilet seat and bath panel light oak.

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External areas of the property

Lawn and patio ground level. Part of the garden is raised by 4 steps x 80mm. Thereafter raised lawn.

Swing chair on lawn. Patio with patio furniture.

Flagstones. Red gravel garden pathways.

1 small potting shed. 1 larger shed containing dryers, loungers chairs and barbecue.

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