

Access Statement For The Lobster Pots, Seahouses

Introduction

The Lobster Pots is newly built part brick/part render semi-detached property on a quiet estate of similar properties. Kings Field can be found on the right, off the B1340 heading into Seahouses.

Pre-Arrival

- We have an extensive website, with diagrams of the floor / room layouts and pictures of most of the rooms.
- Bookings / enquiries can be made via email, or via telephone or by letter.
- Written directions to the cottage are available on the website or on request (these are available in different font size and dyslexia friendly font if required)
- The nearest bus stop is on King Street - 100m away
- Alnmouth mainline railway station is 16 miles away
- Chathill Railway station is 5 miles away
- The nearest RADAR toilet is in Seafield car park (near the tourist information) - 800m away
- Hunter taxis are situated at 7 Seafield Road, Seahouses NE68 7SL - 600m away are can be contacted on 01665 720400
- This access statement is available on our website and in the 'Welcome File' in the cottage.

Arrival & Car Parking Facilities

- Car parking for one vehicle is available throughout your stay on the driveway of the property. Parking is also available on the quiet road in front of the property.
- The walk on the pavement alongside the road into Seahouses village is completely flat with no inclines and is approximately 500 metres. The alternative route along the coastal path is more arduous and would not be recommended for wheelchair/ pushchair uses or anyone with limited mobility. The coastal path leads to the harbour and would then include a steep incline into the village from this point. There are two pay and display car parks in Seahouses. Disabled spaces are available. The car parks are both 800m from the property.

Main Entrance & Reception

- The main entrance is the front door leading from the driveway off Kings Field. Instructions for collecting the key for this door are issued to our guests before arrival.
- The front door is 79cm wide x 196cm high, with the hinge on the right. The keyhole is 94cm high.
- There is a ramp from the driveway to the front door. The threshold is 2cm high on to a sunken coir mat.
- The front door opens into the hall area. There is a light switch on the right hand side for the hall lighting. The remainder of the hall area is fitted with laminate flooring.
- Light switches throughout the property are approximately 120cm high
- Handle height on all internal doors is 100cm

Downstairs WC

- Situated off the hall way through a door on the right is a downstairs cloakroom.
- Door 83cm wide by 196cm high. The locking handle can be opened from the hall if required.
- The toilet seat is 40cm high - the space to the right is 24cm and to the left 19cm. The sink height is 80cm.
- The floor surface is porcelain tiles.

Lounge

- The door from the hall to the lounge is 80cm wide by 196cm high.
- The lounge is fitted with laminate flooring and has a rug measuring 120cm x 173cm. The rug is short pile.
- There are 2 x 3 seater bed settees (for guests with mobility problems) and a pine rocking chair. There is also a reading lamp.
- There is a TV, DVD, Video and Freeview all with remote controls and also a CD player and radio.
- The central heating thermometer is on the wall to the left of the dining/kitchen door at a height of 140cm

Dining Kitchen

- At the opposite end of the lounge to the hall, is a door measuring 83cm x 196xcm leading into the dining area of the Dining Kitchen. The oval pine table (size 117cm wide x 140cm long x 75cm high) has six pine dining chairs. Further dining chairs are available in cupboard under the stairs and in the garage.
- On the table in the dining/kitchen is the 'Welcome Folder' which has all details about the cottage within it.
- Patio doors lead from the dining area into the rear garden.
- The fire extinguisher is positioned on the wall to the right of the kitchen window, above the worktop, at a height of 150cm
- The kitchen area has units positioned in a 'u' shape. The work surface is 90cm high and 60cm deep. The sink and electric hob are also at 90cm high. Above the hob is an extractor unit. There are wall units with handles starting 57cm above the worktop. A microwave is also available and is positioned on the worktop.
- Crockery, glasses and cups etc are in the wall cupboards.
- The electric oven can be accessed from the front. The oven door handle is 70cm high. The free standing fridge/freezer has the freezer positioned below the fridge. The freezer is 90cm high and the highest shelf in the fridge is 165cm.
- The flooring throughout the dining kitchen is porcelain tiles.
- The central heating control box is positioned on the wall above a kitchen worktop and 25cm high, and is programmed to switch on and off during the day.

Laundry

- There is an automatic front loading washing machine and tumble dryer available in the garage. Both of these appliances have doors opening at 40cm high. A drying rack is also in the garage. Two retractable washing lines are available in the back garden at a height of 200cm, with hooks to fasten it to.

Outdoor Facilities

- Exiting from the patio doors, from the dining kitchen, there is a patio area and garden.
- This patio doors have an opening of 65cm wide x 194cm high, with the keyhole at 90cm.
- The threshold is 9cm high with a drop of 20cm onto a step. This step drops onto the patio and is 19cm high by 180cm wide by 36cm deep.
- The patio is built of stone and therefore is an uneven surface. Patio furniture and BBQ are available for guests to use from the garage.
- The patio leads straight onto a fully enclosed garden, mainly laid to lawn.
- The garage can be accessed by an up and over garage door to the front of the property and by single door from the garden at the rear of the property. The door measures 83cm wide x 190cm high with a door handle at 116cm high and the key 106cm high. There is a step into the garage which is 18cm high by 92cm wide by 35cm deep; from the step there is a further 20cm rise over the threshold into the garage. The drop over the threshold into the garage is 14cm. The garage has a concrete floor.
- The garage also houses the central heating and hot water boiler. The boiler switches are at 70cm high
- There is a gate leading out of the garden which is 95cm wide x 180cm high and the gate latch is 105cm high. The garden path is flat with just one small step to the driveway but it is possible to avoid this step by going over the grass, which is also flat.

Staircase and landing

- The straight, open plan staircase leads from the lounge. The space underneath is used to store the vacuum cleaner, sweeping brush, spare bedding for the sofa bed and high chairs. The floor area available below the first step measures 88cm x 85cm.
- The staircase has 13 steps each measuring 24cm x 81cm with a rise of 20cm. The handrail is on the left at 33cm above the treads.
- The top landing (upstairs) is 67cm x 77cm before a left turn on to the remainder of the landing.
- The remainder of the landing measures 92cm wide x 250cm long
- The stairs, landing and upstairs bedrooms are all fitted with the same short pile carpet.

Upstairs Bedrooms

• Bedroom 1 (front double)

- Door 75cm wide x 197cm high - hinged on the right.
- There is a double bed 140cm wide x 193cm long with a double cushion top mattress. The height to the top of the mattress from the floor is 50cm
- All bedding is 100% cotton with non feather pillows. The quilt is goose feather but non feather quilts are also available in storage box under the bed.
- The space to the right of the bed is 104cm.
- The space at the end of the bed is 40cm
- The main room light has a switch at the door and also a switch by the bed. There are two separate reading lamps available by each side of the bed.

• Bedroom 2 (back double)

- Door 75cm wide x 197cm high - hinged on the left.
- There is a double bed 140cm wide x 192cm long with a double cushion top mattress. The height to the top of the mattress from the floor is 55cm
- All bedding is 100% cotton with non feather pillows. The quilt is Goose feather but non feather quilts are also available in storage box under the bed.
- The space to the left of the bed is 50cm wide.
- The space at the end of the bed is 38cm
- The main room light has a switch at the door. There are two separate reading lamps available by each side of the bed.

• Bedroom 3 (front with bunk beds)

- Door 75cm wide x 197cm high - hinged on the left
- There is a pine framed bunk bed, with mattresses measuring 83cm wide x 180cm. The height to the top of the bottom bunk from the floor is 42cm and the height to the top of the mattress on the top bunk is 131cm.
- It is up to the wall on the left hand side and at the bottom of the bed.
- Space to the right of the bed is 65cm.
- All bedding is 100% cotton with non feather pillows and quilt.
- There are two separate reading lamps available by the side of each bed.

House Bathroom

- Door 75cm wide by 197cm high.
- Toilet seat height is 40cm. .
- Distance to the left of the toilet to the bath is 60cm.
- Distance to the right of the toilet is 27cm.
- Sink height is 80cm
 - Bath height 57cm, length 150cm and 50cm wide.
 - Free floor space 128cm wide x 150cm.
 - Electric power shower available over bath with non-slip bath mat provided.
- The room has a shaver point on the wall at 162cm high.
- The floor surface is porcelain tiles

Additional Information

- A Welcome Folder is provided with details of emergency contact numbers (doctors, nearest hospitals etc) along with separate folders for all manufacturers instruction leaflets and places of interest leaflets.
- Pets are welcome - please inform us on booking.
- The premises are non Smoking.
- The measurements included in this access statement are for your guidance only. We cannot be held responsible for any errors made.

Contact Information

- Address: Mrs Julia Steel • Telephone: 0113 2391130
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- Hours of operation: Open all year.

We welcome your feedback to help us continuously improve if you have any comments please phone 0113 2391130 or email: julia@thelobsterpots.co.uk. Alternatively you can write to us at our home address.