

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Seal Waters

Introduction

- Seal Waters Cottage is ideal for those who want a truly memorable self-catering holiday on the Northumberland coast, overlooking Budle Bay with views along the coast to Holy Island. Within 2 miles of Bamburgh there is a walk along the beach to the castle.
- The Cottage is one of 3; part of a small former farm steading development accessed via a single track unmade roadway approx 1/4 mile from the main road.
- Seal Waters is a single storey cottage with accommodation all on one level sleeps a maximum of 4 with 1 double bedroom and a small twin-bedded room.
- There is a shower room with shower cubicle, electric shower, WC, and basin.
- Bathroom with standard bath, over-bath electric shower, WC, and basin.
- Living room with wood-burning stove and window seat.
- Modern open-plan kitchen incorporating dining conservatory.

Pre-Arrival

- Full details and maps of how to reach us will be sent out by post or e-mail approx 2 weeks prior to your arrival. Alternatively, you can plan your journey by car or public transport using www.transportdirect.info; simply enter your postcode and ours, which is NE69 7AQ to get directions.

- Access to the cottage by road is via a gated track off the B1342, Bamburgh to Waren Mill road, which is narrow and uneven in places.
- The nearest railway station is Alnmouth to the South approx 20 miles or Berwick-upon-Tweed which is approx 19 miles North. Taxis are available at both stations although pre-booking essential in each case, there are a number of taxi firms in the "yellow pages" e.g Park's Taxi Hire on 01665720542
- The nearest bus stop is Bamburgh approx 2 miles away, the services in the area are run by Arriva. Bus times can vary, for further details see the bus operator's website www.arrivabus.co.uk

Key Collection and Car Parking

- The key to the cottage can be found in the "KeySafe" which is fixed to the wall on the right hand side of the front door
- Parking is available for 2 small cars in an enclosed gravel surfaced area within 10yards of the main door into the cottage
- The parking area has a gravel surface with a paved walkway leading to the cottage which is well lit at night by a motion sensor light.

Entrance to Property

- The front door is 82cm/32 ins wide
- There is 1 step of 14cm/6ins to the front door
- The floor covering inside the entrance porch is stone tiled with coir entrance mat.

Hall and Passageway

- There is an inner door from the porch to the hall which is 78cm/31ins wide. The hall is well lit using a combination of recessed ceiling and pendant lights.
- Passageway to the bedrooms, bathroom and shower room is approx 84cm/33ins wide.
- The floor covering is part wood laminate and short pile carpet.

Sitting Room/Lounge

- The sitting room/lounge is immediately to your right as you enter the hall from the porch.
- The door opening is 80cm/31.5ins wide.
- The room has a mixture of seating with a sofa, soft chair with non-feather cushions and a wooden framed chair with arms, together with 2 low coffee tables.
- There is a wide screen digital television with remote control, subtitles, and a DVD/VCR player
- Lighting is natural daylight and with wall lights used at night together with 2 table lamps around the room.
- The flooring is short pile fitted carpet.

Kitchen and Conservatory

- The kitchen is open plan situated immediately in front of you as you enter the cottage from the porch
- Flooring is wood laminate with electric underfloor heating.
- The door of the oven drops down and the handle is 70cm /28ins above the floor. The hob is 92cm/36ins above the floor.
- Worktop and sink are 92cm/36.ins above the floor.
- Table provided - 65cm/25.5ins from floor to lowest point of table (under space), 75cm/29.5ins high and 4 upright chairs with no arms or cushions

- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking
- The kitchen is evenly lit with halogen spotlights above work surfaces
- The conservatory is open plan with the Kitchen
- There are 2 leather upholstered wooden framed swivel armchairs and an adjustable height stool.
- There are 2 doors to the outside from the conservatory each door is 80cm/29.5ins wide and opens outwards onto either a paved patio area to one side or an enclosed gravel surfaced area to the other.

Bedrooms and Sleeping Areas

- The double bedroom is 4.1m x 2.9m (15'7"x9'4") with a 5ft wide double bed and a second bedroom which is 3m x 2.4m (9'8"x7'8") with twin 3ft wide single divan beds, both rooms with step free level access from hallway.
- The doors to both bedrooms are 80cm/31.5ins wide.
- The height of all beds from the top of the mattress to the floor is approx 58cm/23ins

Bathrooms, Shower-rooms and Toilets

- The Shower room has a shower cubicle of 70cm x 70cm with folding door giving a maximum opening width of 50cm. There is a step into the shower of approx 20cm/8ins. The wash basin is approx 80cm/31.5ins high and the WC is approx 40cm/15.7ins high.
- Shower room door opening of 80cm/31.5ins and the floor is glazed ceramic tile
- The Bathroom has a standard bath of approx 130cm long x 50cm wide x 35cm deep with over bath shower and screen.

- Wash basin of 80cm/31.5 ins high and WC of 40cm/15.7ins high
- Bathroom door opening of 72cm/28.3ins and the floor is glazed ceramic tile

Garden

- There is a small paved patio area which can be accessed from the conservatory by one step of 12cm. Glass topped table & chairs are available on the patio.
- In addition there is a small enclosed gravel area again accessed from the conservatory by one step of 15cm.

Additional Information

- Assistance dogs are welcome
- All areas in the cottage have good colour contrast between the floor, doors and walls. Generally, doors and doorframes are dark wood and walls are light in colour.
- The mobile phone reception is adequate depending on service provider.
- There is BT home hub wireless internet connection free of charge to all guests
- The nearest General Hospital is in Alnwick approx 15 miles south which has a 24 hour minor injuries unit, the nearest Doctor's surgery is in Belford approx 3.5 miles away.