

Access Statement for
DENE VIEW COTTAGE,
BROOME HILL FARM, ALNWICK, NE66 2BA
Self-Catering 4 Star

Introduction

Dene View is a stone semi-detached cottage built in the mid 19th century and situated 4 miles west of historic Alnwick in a peaceful location 450feet above sea-level so enjoying fantastic uninterrupted views of the surrounding countryside

Dene View is entering it's eighteenth year as a self-catering cottage

Free Wifi is available for Guests' use whilst staying at Dene View

Pre-Arrival

- Dene View has an extensive website see www.broomehillfarm.co.uk with photos showing the interior, garden and views from the cottage
- Bookings/enquiries can be made from the website via e-mail, telephone or letter
- The brochure (which Guests will receive when they request information) for Dene View has a simple map on the back showing directions to the cottage. When the balance is paid for the holiday details are enclosed with the receipt regarding collection of the keys on the start date of the holiday
- There is no bus service past the farm so a car is essential
- Alnwick Bus Station is 3.5 miles
- Alnmouth Railway Station is 8 miles from Dene View
- The taxi rank is in Bondgate Within, Alnwick just outside Lloyds and Barclays Bank
- There is a list of phone numbers for taxis in the Welcome File at Dene View
- The nearest RADAR toilet is situated in The Shambles on the left side of Alnwick Market Place
- A copy of this Access Statement can be found in the Welcome File

Arrival & Car Parking Facilities

- Guests are requested to arrive between 3.30pm and 5.30pm and, as I live next door to Dene View, I shall either be there to meet them or alternative arrangements for collection of the keys will have been made
- If Guests expect to arrive later than 5.30pm they are requested to phone with an approximate time of arrival
- There is ample off-road car parking at the cottage
- The car park area has a red gravel surface
- There is a paved path leading along the side of the cottage to the front door
- Instructions for the appliances, etc are to be found in a file in a drawer underneath the radio at the end of the workbench next to the fridge
- The Welcome File is situated on the chest of drawers in the alcove to the left of the fire in the sitting room
- Local information and books are also situated on the chest of drawers
- A selection of reading books for Guests' use can be found in the drawers of the chest
- A selection of videos, DVD's and games can be found in the base of the pine TV unit

Porch (Main) Entrance

- The only entrance to Dene View is by the front door
- The front door measures 200cm x 80cm and is hinged on the right
- The keyhole is 110cm high
- The step from the path into the porch is 10cm high plus a thresh of 8cm
- The porch measures 100cm x 130cm and has a tiled floor
- Upon entering the porch there are 3 light switches on the left 140cm high
- The nearest switch is the eyeball ceiling porch light, the middle switch is for the single ceiling spotlight above the fridge in the kitchen and the third switch is for the outside light above the front door
- On the left there are 4 coat hooks
- On the right is a cupboard with sliding doors. This cupboard contains an ironing board, iron, vacuum cleaner, hairdryer and a small selection of household cleaning items
- Underneath the cupboard is a shoe rack

Stairs

- Apart from the one step from outside into the porch there are no further steps in Dene View
- The cottage is on one level

Kitchen

- There are 2 doors leading into the kitchen
- The door from the porch into the kitchen measures 200cm x 76cm and is hinged on the right and opens into the kitchen
- The door sneek is 122cm high and there is a window 46cm x 33cm in the door
- The fire blanket is on the wall to the left upon entering the kitchen from the porch
- For the attention of Guests' a framed list of points including emergency phone numbers are on the wall just along from the fire extinguisher and above the swing bin
- The door from the kitchen into the sitting room/dining area measures 192cm x 88cm and is hinged on the right
- The door catch is 122cm high
- There are 3 light switches on the wall (height 140cm) on the left next to the sitting room door, the first switch is for the light under the wall units, the middle switch for the adjustable 3 spotlights above the oven/sink area and the third switch for the single spotlight above the fridge
- The floor is tiled
- The kitchen measures 335cm + units x 200cm + units
- The fitted kitchen units are 90cm high x 60cm deep
- Matching sets of crockery, glasses and cutlery can be found in the wall and base units
- A comprehensive selection of utensils, pans and cooking equipment can be found in the base unit
- Behind the living room door is the fridge with a 4* freezer compartment. On top of the fridge is the microwave
- The radio/CD plus a selection of CD's for Guests' use are on the work bench in the corner opposite the fridge
- Instructions for the appliances can be found in a file in the drawer underneath the radio
- A torch (incase of power cuts) and spare light bulbs can also be found in this drawer
- There is a slim line dishwasher, electric oven and hob with extractor fan

over and automatic washer/dryer

- A combi boiler heats the water on demand
- The north facing window is the full width of the kitchen and has a roller blind
- The thermostatically controlled radiator is between the porch door and the sitting room door on the left
- The fuse box is above the door leading from the kitchen to the sitting room

Sitting room/Dining Area

- The door from the kitchen into the sitting room/dining area measures 192cm x 88cm and the door catch is 122cm high
- The door is hinged on the right and opens into the kitchen
- The combined sitting room and dining area measures a total of 550cm x 430cm
- On entering the sitting room there are 3 light switches 135cm high
- The first switch is for the 2 alcove light (each side of the open fire) the middle switch is for the single wall light between the kitchen door and the twin bedded room, the third switch is for the 4 branch ceiling light above the dining table
- There is a standard lamp to the left between the bathroom door and the alcove
- Between the two alcoves is an open log fire with a fireguard
- NOTE: For safety reasons the fireguard should be in place especially when the fire is left unattended
- There is one smoke alarm situated in the ceiling between the kitchen and twin bedded room
- The remote control TV is flat screen with a separate video/DVD player
- The floor length curtains are fully lined
- There is a 3 seater settee with two matching easy chairs
- There is a large rug in front of the fire and a pine coffee table
- The south facing double-glazed window has full length lined curtains
- The dining area is between the window and the double bedroom door
- The round dining table is solid pine with 4 pine chairs
- There is one wall switch 135cm high between the 2 bedroom doors, this is for the 4 branch ceiling light above the dining table
- The thermostatically controlled radiator is between the kitchen and twin bedded room doors
- The carpet is plain terracotta short pile

Double Bedroom

- The door into the double bedroom from the sitting room/dining area measures 195cm x 86cm is hinged on the right
- The door opens into the bedroom and the door catch is 122cm high
- The bedroom measures 390cm x 310cm
- The light switch (135cm high) for the single ceiling light is on the left inside the door next to the wardrobe
- Between the wardrobe and the south facing wall is situated a wash basin 88cm high
- Above the wash basin there is a mirror with a shaving light over
- The window is in the south facing wall and has a black-out blind and fully lined curtains
- The thermostatically controlled radiator is below the window
- The solid pine double bed measures 190cm x 140cm
- The duvet and 4 pillows are all non feather
- A cellular blanket is provided for Guest's use, this will be found in the wardrobe
- There are 2 bedside cabinets each with a touch reading light
- Space to the right of the bed 150cm. Space to the left of the bed 90cm
- Space bottom of bed to radiator 110cm
- The short pile carpet is green with a small pattern
- A bedroom chair with a cushion but no arms is provided

Twin Bedded Room

- The door into the twin bedded room from the sitting room/dining area measures 195cm x 86cm and is hinged on the left
- The door opens into the bedroom and the door catch is 122cm high
- The bedroom measures 390cm x 310cm
- The light switch is on the right (135cm high) between the door and the wardrobe for single ceiling light
- Between the wardrobe and the north facing wall is a wash basin 88cm high
- Above the wash basin is a mirror with a shaving light over
- The north facing window is double-glazed and has fully lined curtains
- The thermostatically controlled radiator is below the window
- The 2 single beds each measure 190cm x 100cm

- The 2 single duvets and 4 pillows are all non feather
- Two single cellular blankets are provided for Guests' use, these are to be found in the wardrobe
- There are 2 bedside cabinets each with a touch reading light
- Space between right bed and wall 46cm. Space between left bed and door 124cm. Space between beds 20cm
- Space bottom of beds to radiator 110cm
- The short pile carpet is plain cream
- A bedroom chair with a cushion but no arms is provided

Bathroom

- The door from the sitting room/ dining are into the bathroom is to the right of the kitchen door
- The door measures 190cm x 70cm and is hinged on the right
- The door catch is 122cm high
- The cord for the single ceiling light is 125cm high
- The bathroom measures 240cm x 210cm
- The bathroom floor is tiled
- The walls are tiled
- The bath measures 56cm high x 165cm long with an electric shower over the bath
- There is a glass shower screen
- The glazed wash basin is 80cm high with a mirror and shaving light above
- In the cupboard below the wash basin is a non-slip bath mat
- The toilet is 44cm high
- The distance from the wash basin to the toilet is 55cm
- The distance from the toilet to the wall is 105cm
- The north facing window has a roller blind
- There is an airing cupboard in the corner between the toilet and kitchen wall above the radiator
- The radiator is not thermostatically controlled

Grounds and Gardens

- The safe south facing garden is accessed by a wicket next to the car parking area
- The garden is secluded and private
- The bottom of the garden (next to a field in which sometimes there are cattle, sheep or horses) is double fenced with a beech hedge in the centre

- The garden is lawned with flower borders and shrubs
- There is a paved patio area with a round wrought iron table and four matching chairs

Additional Information

- Dial 999 only in an emergency where there is danger to life or a crime in progress
- For all non-emergency calls please note the following local phone numbers:

Alnwick Infirmary has a Minor Injuries Unit **Call: 111**

Police **Call: 101**

Northumberland Fire & Rescue Service

Inside Office hours Monday to Friday 8.30am to 4.30pm

Call: 01670 621110

Outside Office hours

Call: 01670 627599

- In the event of fire please make sure the property has been vacated by all residents
- Close all windows and doors to try and prevent fire from spreading
- Vacate the property promptly by the front door via the kitchen and porch
- Ensure the fireguard is properly in place at all times if the fire is left unattended
- A Welcome File can be found on the chest of drawers in the alcove to the left of the fireplace
- A large selection of leaflets giving information on local places of interest can also be found on the chest

Proprietor: Mrs Margaret McGregor
Moor Croft, Broome Hill Farm, Alnwick, Northumberland, NE66 2BA

Telephone: 01665 574460

Email: margaret@broomehillfarm.co.uk

Website: www.broomehillfarm.co.uk

Hours of operation: Open All Year

Future Plans

- Usual day-to-day maintenance and attention to detail/cleanliness to maintain the expected high standard of Dene View

Contact Telephone and Email Address

**We welcome your feedback to help us continually improve
If you have any comments please phone Margaret
on 01665 574460**

or

email: margaret@broomehillfarm.co.uk