

ACCESS STATEMENT FOR GREYSTEAD COACH HOUSE

Revised June 2015

Introduction

Our self-catering cottage, built in 1818 as a Coach House and stables for the nearby Rectory, with an addition from approximately 1930, opened to visitors in 2004. It stands in the grounds of our Georgian rectory, and has its own gravelled entrance and large Walled Garden (shared with owners, who use it only for gardening/access to the tennis court and have their own recreational space elsewhere). The all-weather tennis court is shared with the owners and visitors to Greystead Old Church (see below).

We have tried to include as much information as possible in this access statement, but please do telephone us if you have any queries. We look forward to welcoming you.

In 2013 we opened a second holiday property on site at Greystead Old Church, sleeping 8. For large parties, the two properties can be booked together, sleeping up to 14.

Pre-Arrival

- Our website is: greysteadholidaycottages.com
- We also have a website via Sykes Holiday Cottages on www.SykesCottages.co.uk (property ref: 1096)
- Bookings/enquiries can be made by email or phone (details below).
- The area has no regular bus service, and the nearest station is 23 miles, so the property is essentially suited to those coming by car.
- Online shopping for home delivery is available via Tesco or Asda.

Arrival & Car Parking Facilities

- There is ample car parking for up to three cars in the courtyard at the front of the Coach House, which gives directly off the road via a pair of double gates.
- The Coach House entrance is approached directly from this courtyard.
- The car parking area is gravelled, with a large flat area in front of the property giving access to the front door, and a gently sloping area by the gate from the road.
- The most accessible entrance (85.5 cm wide) at the front of the property has a single step, 20 cm high and 21 cm deep.
- Parking can be directly in front of the front door if wished, and luggage can be unloaded there.
- The side door (81.5 wide) is used as the main access door in winter for all except visitors with disabilities. It has access via one step (9.8 high, 11.7 deep) from a paved terrace which is 2 steps from ground level (14.6 and 21 cm high respectively).
- The rear terrace has railings 106 cm high for the protection of children and others from the change in ground level.

- The garden door from the Dining Room, leading directly to the walled garden, has a flight of 8 steps, with handrail, and then descends via a path with occasional steps to the Walled Garden. There is also access to the garden via a slightly uneven paved path (old slabs) at the side of the property. There is no access to the Walled Garden by car.

Main Entrance

- The entrance at the front is the most accessible entrance. It has 1 step from the gravel courtyard, 20 cm high and 21 cm deep.
- The door is 85.5 cm wide.
- Inside the front entrance is the Hall, 2.94 x 3.87 metres, with oak floorboards, providing level access to the Sitting Room and Shower Room, and, via a single step (8 cm high), to the Dining Room and Kitchen.

Public Areas - Hall, Stairs, Landing, Corridors etc

- As discussed above, the Hall gives level access to the Sitting Room and Shower Room, and via a single step (8 cm high) to the Dining Room and Kitchen.
- The Utility Room is accessed via the Kitchen and back door lobby, which leads via a doorway and two steps to the back door, and, also via a second door (73.5 cm wide) and two steps (18.8, 21.2 cm high, 29 cm deep, 83 and 114.5 cm wide), to the Utility Room.
- The Hall has a staircase with 13 steps (22 cm high, 26 cm deep and 81cm wide), including 2 adjacent half-landings (22 cm high, 87 cm deep, and 92/95 cm wide respectively).
- The staircase is carpeted with a runner, in short pile, 70 cm wide.
- There is a handrail on the right.
- The upstairs landing is 92 cm wide (at its narrowest point) and has wooden floorboards and the same 70 cm wide runner as the staircase (short pile carpet). It gives level access to the Double Bedroom and Bathroom and Twin-bedded Room, and access via 2 steps (14 cm and 16 cm high, 29 cm deep, 87 cm wide) to the Master Bedroom.
- The Landing has a 91 cm high wooden rail with narrow slats to safeguard the 'bridge' formed across the hallway by the upstairs landing.
- There is a height restriction on the Landing of 186 cm at centre point, but sloping at one side wall to 103.3 cm, owing to an old wooden beam overhead.

Public Areas - Sitting room, lounges, lobbies etc

Dining Room

- The Dining Room is accessed from the Hall via a single step (8 cm high), via a doorway 83 cm wide.
- The Dining Room has a door (72 cm wide) to the garden, which is accessible via a stone staircase with 8 steps, each 15 cm high.
- The room has oak floorboards with oriental-style central rug (to be added to room, 2015)
- The oval table seats 6, with a possible extension (kept in under-stair cupboard) to seat 8. Six dining chairs are kept in the Dining Room itself, and two extra in the Kitchen next door.
- The table measures 148.5 by 119 cm. It is a pedestal table with 4 feet, and measures 69 cm

to the floor.

- Free space from the table to walls/sideboard on either side is 59 cm and 66 cm, but the table is on casters and can be moved to allow extra access.
- The Dining Room chairs are all moveable, and have upholstered seats.

Sitting Room

- Accessed from the Hall (level access) via a doorway 83 cm wide.
- The Sitting Room is fully carpeted with a short pile beige carpet, with an antique green/rust rug in front of the wood-burner
- The three-seater sofa and 2 easy chairs are armed; additional tub chair with arms.
- Furniture is moveable (although for technical reasons connected with the type of leg, the armchairs do not have casters).
- Cushions are provided.
- The 40" flat-screen TV (which offers over 30 channels via Free-Sat; instructions on handbook kept on stand) and DVD player have remote controls, and there is also a stereo/radio. A small collection of DVDs and CDs is provided.

Restaurant / Dining Room

- There is a separate Dining Room in the self-catering cottage itself, and also a table and chairs in the Kitchen, but, as this is a quiet rural area, there is no on-site restaurant, bar, take-away or cafe.

Laundry

- There is a standard-size, front-loading washer, and separate condenser-drier, in the Utility Room.

Shop

- There is no on-site shop; nearest shops 5 miles (Bellingham), or owners or visitors can arrange Tesco or Asda home delivery.

Treatment room/s

- None available.

Leisure Facilities

- All-weather tennis court (shared use with owners and visitors to Greystead Old Church) in Walled Garden of Coach House.

Outdoor Facilities

- There is access via the Dining Room door (72 cm wide, then 8 steps, each 15 cm high), and

then via sloping paved path with occasional steps (uneven surface) to the Walled Garden. There is an additional entrance to the Garden via a paved path (uneven surface, old stones) at the side of the cottage. To reach the flat, lawned areas of the garden, it is necessary for those with slight mobility problems to use the side path. However, neither this path nor the sloping path below the Dining Room steps is suitable for wheelchairs.

- All-weather tennis court in the Walled Garden (shared use with owners and with visitors to Greystead Old Church).
- Garden facilities include barbeque, wooden table and 6 wooden chairs (all for exclusive use of Coach House visitors), and separate wooden bench and coffee table adjacent to the tennis court for shared use. Garden furniture is kept in store in under-stair cupboard in winter and early spring/late autumn (during these months, the bench/coffee table are stored separately; ask owners if required).
- Ample, very safe play area for children and pets on spacious lawns.

Conference & Meeting Rooms, Banqueting

- No available facilities for conferences, meetings and banqueting.

Clubs & Entertainment

- Rural location: excellent local entertainment is available at hotels and pubs within 2-5-miles radius, but the nearest club (apart from golf club, 5 miles) is 23 miles.

Bedrooms & Sleeping Areas

Location and room combinations

- All 3 bedrooms are on the first floor, and are accessible via the staircase, with handrail (13 steps, 22 cm high, 26 cm deep and 81cm wide, including 2 adjacent half-landings 22 cm high, and 87 deep, and 92/95 cm wide respectively).
- The bedrooms consist of 1 super-king-sized, 1 double and 1 twin bedroom.
- The double and twin bedrooms are accessed off the Landing and have level access. The super-king-sized room is also off the Landing, but down 2 wooden steps (14.7 and 17 cm high, 87 cm wide, 29 cm deep).
- The Landing (see 'Hall' etc section) is 92 cm wide (at its narrowest point), and has wooden flooring with a short pile carpet runner 70 cm wide.

General

- Non-feather pillows and duvets in all rooms
- Sheets, duvet covers and pillow cases are 100% cotton.
- **Owing to the age and historic character of the building it is not possible to convert bedrooms to provide *en suite* bathrooms.**
- Bedrooms are lit by central ceiling lights, additional bedside lamps, and spotlights (twin room).
- There are good colour contrasts between walls, floor and furniture in all cases.

- Wooden beams provide character. Although they require due attention because of restricted height, the spaciousness of the rooms means they do not present a mobility problem.
- Armchairs are available in all bedrooms.
- The cottage is non-smoking please. Although the cottage is open to dogs, we do ask visitors please not to bring dogs upstairs; a separate Utility Room on the ground floor offers good 'bedroom' accommodation for them.
- The smoke alarm on the landing alerts guests to any emergency through siren and flashing light; there is a further smoke alarm and a Carbon Monoxide alarm in the front hall, and a fire blanket and fire extinguisher in the Kitchen/Utility Room.

Super-King-Sized Room

- Access down 2 wooden steps (14.7 and 17 cm high, 87 cm wide, 29 cm deep).
- Divan bed with padded dark blue headboard with floral sprigs in white & green.
- Bed height 54 cm.
- Plenty of unobstructed clear floor space on left of bed, 2.66 metres wide; space on right of bed 54 cm at narrowest point
 - Wooden floorboards with large natural fibre mat 3.66 x 2.74 metres
- Bathroom (along corridor) shared with other 2 bedrooms; Shower Room also available downstairs.

Double Room

- Level access from landing, via doorway 83 cm wide.
- Antique brass bed (143 cm wide) with head and footboard, 68 cm high, with spaces of 2.88 and 1.06 metres either side.
- Wooden floorboards with large natural fibre mat and 2 small cotton kilim-style bedside mats.
- Plenty of unobstructed clear floor space available.
- Bathroom next door, accessible from Landing.

Twin room

- Door width 73 cm.
- 2 antique wooden beds (94 cm wide) with head and foot board, 68 cm high; space between beds 74 cm; one bed stands against the wall, the other is 60 cm from the wardrobe on the other side wall.
- Wooden floorboards with striped cotton bedside mats.
- Bathroom accessible from Landing corridor (level access).

Bathroom, Shower-room & WC

General

- There is a bathroom (with shower over) on the First Floor, and a Shower Room on the

Ground Floor. Owing to the age and historic character of the building, the provision of *en suite* facilities is not possible.

Bathroom (fully renovated, with all new bathroom fittings, 2014)

- Situated on upstairs landing, 2.78 metres from nearest bedroom (Double Bedroom).
- Room measures 2.27 x 1.68 metres
- Wooden floorboards, with striped cotton mat
- Clear, unobstructed floor space available, but note height restriction in central floor space (200 cm) owing to old beams, and eaves along right wall (149 cm).
- ‘Burlington’ Arundel bath in white with oak panel and overheard moveable- head ‘Heritage’ shower, hot and cold taps, glass shower screen and non-slip mat; height at side of entry 57 cm; no current alarm/pull cord.
- ‘Burlington’ ‘Edwardian’ round hand basin in white with hot and cold taps.
- ‘Burlington’ closed coupled WC in white with oak seat: height of seat 48 cm; no current rails/support.
- Colour contrasts less here than in main living and bedroom spaces; beige walls, beige marble-effect tiles in shower; striped beige/yellow curtains, white bath, basin and WC.

Shower Room

- Level access from Hall through door 72.8 cm wide.
- Room 2.97 x 1.66 metres, with oak wooden floorboards
- Unobstructed clear floor surface available.
- Quadrant shower with sliding doors from right to left; Burlington fixed single shower head, manual, thermostatic mixer, twist counter-clockwise to turn on; no current support rails (all new, 2011).
- Shower tray 12 cm above floor level (1 step); one step (height 17 cm).
- Burlington ‘Edwardian’ round hand basin in white with hot and cold taps (new 2011).
- ‘Burlington’ WC in white with oak seat: height of seat 48 cm (new 2011); no current rails/support.
- Less colour contrasts than in main living areas; beige and white with beige marble-effect tiles in shower, and patterned floral curtains.

Self-Catering Kitchen

- The rectangular, spacious Kitchen (5.74 x 3.53 metres at narrowest point) is on the same level as the Dining Room (1 step of 7.5 cm down from rest of ground floor), and is entered through a door (84.5 cm wide) from the Dining Room.
- Kitchen worktop heights are 90 cm.
- There is electric Aga-style Redfyre cooker (90 cm high) with two ovens (one fan oven with additional grill and defrost facilities), one conventional oven (top/bottom heat), and two (integrated) induction hobs on top). The induction hobs have a child safety lock. The Redfyre doors open sideways, and have safely handles.
- Sink: 90 cm high, with mixer taps.
- The table (surface 128 x 71 cm, and 75 cm high), has an under-space of 58.8 cm), with 2

upholstered dining chairs.

- Flooring is with oak wooden floorboards.
- Fridge freezer: highest shelf in fridge 129 cm, lowest shelf in freezer 13 cm. CHECK SIZE: NEW FREEZER
- Microwave stands on kitchen units, which are 90 cm high.
- Storage height of cutlery 83 cm. Most other storage is in standard 90 cm high units, or standard overhead units, but height of shelves above sink is 137.8 cm (highest shelf).
- Kitchen is well and evenly lit with two quadruple spotlights on a track over sink and cooker, and one additional circular light with three spotlights over table.
- Colour contrast between walls, floor and furniture is achieved by beige walls, and beige/cream painted units, green tiles, black granite worktop and wooden oak floor.

Utility Room

- The Utility Room is next to the Kitchen and is accessed via the lobby by the back-door, through a doorway 73.5 cm wide, and down 2 steps (18.8, 21.2 high, 29 deep, 133.4 wide).
- Built-in cream units with wooden worktop and deep Belfast ceramic sink in white
- Standard size washing machine and condenser drier, both front loading.
- Black linoleum throughout Utility Room and back door areas (new 2014)
- Full central heating via the biomass woodchip boiler located in the shed in the Rectory garden. The heating controls for the Coach House are situated in the Coach House Utility Room, 115 cm high on wall; separate zoning for Ground and 1st floor heating, and hot water (left control = 1st floor, centre control = ground floor, right control = hot water); instructions on use are kept in the Visitor Information folder on Kitchen table.

Caravans, Holiday Homes & Twin Units

- Self-catering cottage; not applicable.

Touring Facilities (Holiday Parks)

- Self-catering cottage; not applicable, but please note that the cottage is situated within Northumbria National Park.

Boats - Narrow Boat, Cruiser & Hotel Boat

- Holiday cottage; not applicable.

Attractions (Displays, exhibits, rides etc.)

- Holiday cottage; not applicable.

Grounds and Gardens

- Very large 19th century Walled Garden to rear of cottage, shared with owners (who use this garden only for access to tennis court and gardening, and have their own, separate garden

for recreation)

- The Garden is accessible via the Dining Room door (72 cm wide, then 8 steps, each 15 cm high, with handrail, and then via a sloping stone path (old stones, uneven, so unsuitable for toddlers and those with limited mobility), with 1-2 steps at intervals, through shrubbery to main area of garden. Alternative access is via a paved sloping path to the side of cottage (uneven surface, old stones), which leads directly via a gravel path to lawn areas. Neither access route is suitable for wheelchair users.
- The Garden contains very spacious lawned areas suitable for quiet enjoyment as well as for informal football and other sports, mature fruit trees, owners' vegetable/herb garden, and all-weather tennis court (shared use with owners and visitors to Greystead Old Church); for details of court, see Leisure Facilities.

Additional Information

- Information folders (not as yet produced in large type) available.
- Owing to the rural location, the mobile 'phone reception at the cottage is patchy, but EE mobiles work better here than others (nearby mast).
- Dogs and assistance dogs are welcome, up to a maximum of 2; please inform us on booking. We would be grateful if dogs slept downstairs in the Utility Room if at all possible (guide dogs excepted) and appreciate your assistance in keeping them off beds and upholstered furniture.
- This cottage is no-smoking please.

Contact Information

Address:

Bill & Anne Monroe, Greystead Rectory, Tarsset, Hexham, Northumberland, NE48 1LE

Telephone:

01434-240244

07966-440535 (mobile: rural area, so limited mobile reception at both the contact and property addresses).

Fax: Not currently available.

Minicom: Not currently available.

Email: anne@greysteadrectory.com

Website: greysteadholidaycottages.com

The website gives details of *Greystead Coach House* and our new holiday let at *Greystead Old Church*. The two cottages can be booked independently, or together for larger parties of up to 14.

We also have a page on the www.SykesCottages.co.uk website (property ref: 1096, The Coach House).

Details of Greystead Old Church for joint bookings are also available on the Sykes website

(property ref. 23575)

Grid reference: NY 772 858.

Hours of operation:

The cottage is open all year, including all public holidays.

Emergency numbers:

Emergency services (police, fire, ambulance): 999

Northumbria Police, non emergency: 101

Police station, Bellingham, 5 miles, 01434-220204

Owners: 01434-240244

Local carers: Doctors, 5 miles: Bellingham Surgery, 01434-220203

Vets: Orchard House Vets, Hexham, 23 miles, 01434-607677

Local equipment hire companies: The Bike Place, Kielder, 01434-250457

Local public transport numbers: Not applicable; the cottage is in a very rural area with no adequate bus service, and no nearby railway station (nearest 23 miles), so is not suitable for those travelling by public transport.

Local accessible taxi number:

Bellingham and Humshaugh taxis, David, 01434-220570 or 07815503927 (nearest taxi service).

Completed and Future Plans

Completed work, 2014-15

- We have just created (June 2015) our own website for *Greystead Holiday Cottages* at: greysteadholidaycottages.com This features both Greystead Coach House and our new holiday let Greystead Old Church (sleeps 8).
- Our other most important recent projects have been the conversion of the Coach House heating system, along with the systems in our own Rectory, and our new holiday let at Greystead Old Church, to biomass, with a new biomass (woodchip) boiler which heats all three properties housed in a new shed in the Rectory garden. We hope you will therefore find the Coach House now much more eco-friendly – but just as warm as before!
- We have completely redesigned and redecorated the Bathroom, with all new sanitary fittings (Burlington/Heritage ranges). The bath now has an overhead shower and shower screen, and there is a new basin and WC. The room has also been part-tiled with marble-style beige tiles, and has new lighting and chrome towel rail.
- We have replaced the beige carpeting in the Hall and Dining Room with high quality oak flooring, which gives a lighter feeling to these areas. The new flooring gave us the opportunity to route radiator fixings under-floor
- We have replaced the curtains in the Lounge, Dining Room, Landing and Bathroom with

designer-fabric curtains, and further new curtain poles have been added to those installed in some rooms two years ago.

- We have replaced the Coach Arch curtains with new striped beige and yellow designer fabric curtains hanging from a new cream wooden pole). This covers the whole of the drop to add extra privacy, and, we hope, will greatly enhance the appearance of the Entrance Hall.
- We have re-done the ceiling lighting in the Super-King-Sized and Double Bedrooms, and in the Dining Room, replacing them with Jim Lawrence designer glass pendant lighting. We have also upgraded all the bedside lamps.
- The Visitor Information table has moved to the Hall to allow more space for visitors to consult it, and this also provides more space in the Sitting Room where this information was formerly kept.
- We have replaced the floor covering in the Utility Room and back door areas with new black linoleum, following the removal of the old oil boiler after our conversion to biomass.
- The removal of the boiler enabled us to improve the appearance of the Utility Room by extending the panelled area along the right wall of the room to conceal the new heating pipes.
- In the garden, we have planted a small bed along the south facing high wall opposite the tennis court.
- We have tried to create greater colour and interest in the yard in front of the Coach House entrance through new planting in old terracotta pots on the ledge opposite the glazed doorway.
- We have replaced the permanent cot with a travel cot so as to improve the appearance of the Master Bedroom and amount of space available for parties without infants, whilst retaining the facility for those with babies or small children.
- We have provided an upgraded set of induction pans and casserole and some new oven to tableware.

Work scheduled for 2015-16

- We will be replacing the curtains in the Double Bedroom shortly, and adding new pine curtain poles to the Double Bedroom and Kitchen to complete our upgrade of the curtains/curtain poles in the cottage.
- We also plan to replace the stair carpet with new, coya-style carpeting.
- We are turfing most of the former vegetable patch to increase the lawned areas available to visitors and we are creating new side beds to increase colour and variety.
- We plan to re-plant the shrubbery area below the cottage to provide all-year colour with plants and shrubs

We welcome your feedback to help us continually improve. Do please email us your comments at: anne@greysteadrectory.com or telephone 01434-240244.

Last revised, 02.06.2015