

ACCESS STATEMENT FOR GREYSTEAD OLD CHURCH, NE 48 1LE

Introduction

We look forward to welcoming you to Greystead Old Church, one of our two self-catering properties at Greystead Holiday Cottages.

We have tried to include as much information as possible in this access statement, but please do telephone us on 01434-240244 if you have any queries.

Our self-catering cottage was converted in 2013 from a former church which was built in 1818, at the same time as the owners' next door Old Rectory, and a second holiday property on the same site, Greystead Coach House. The Coach House can be booked at the same time to accommodate an extended party of up to 14.

Greystead Old Church is located five miles from Bellingham on the Bellingham-Kielder road, and is accessed directly from the road via a pair of Georgian gate piers, which lead into the church access and car parking area.

The cottage is non-smoking please.

Dogs: Assistance dogs and up to two (well-behaved) dogs are welcome, but we do ask visitors please not to allow dogs onto the furniture or beds.

Heating: There is full central heating via the woodchip biomass boiler (located in a shed in the Rectory garden). The controls for the heating are located in the cupboard in the Vestry Corridor. There is separate zoning for Ground and 1st floor heating, and hot water (left control = 1st floor; centre control = ground floor; right control = hot water); instructions for use are kept in the Visitor Information folder on the Inner lobby right-hand table. The Mezzanine and Bedroom 1 have under-floor heating. Heating in the rest of the building is via heritage-style radiators, with more contemporary radiators/towel-rails in two of the bedrooms and in the bathrooms.

Visitor Safety: The smoke alarms (two on ceiling of downstairs corridor, and one on the Mezzanine above wall units) alert guests to any emergencies. There is also a Carbon Monoxide alarm on the left wall of the East End sitting area, at Mezzanine level. There is a fire blanket in the Kitchen and fire extinguisher in the Porch.

Visitor Information: The tables in the Inner Lobby contain a detailed zopp. folder with information for visitors including all aspects of the Old Church itself, together with information on local and Northumberland-wide shopping, pubs and restaurants, sight-

seeing and recreation. This Lobby also contains a wide range of tourist information leaflets and books about the area.

Pre-Arrival

- Our website is: www.greysteadholidaycottages.com

We also have a website via Sykes Holiday Cottages on www.SykesCottages.co.uk (property ref: 23575)

- Bookings/enquiries can be made by email (anne@greysteadrectory.com) or phone (01424-240244).

- The property is essentially suited to those coming by car: the area has no regular bus service, and the nearest station is 23 miles (taxis available).

- Online shopping for home delivery is available via Tesco or Asda home delivery.

Arrival & Car Parking Facilities

- There is ample car parking for 4 + cars in the access area in front of the Church, which gives directly off the road via a pair of Georgian stone gate piers. Cars can park safely on the grassed area, which is reinforced underneath to allow hard standing, or on the gravel. Both areas are completely flat.

Please note that currently this arrival area is open to the road, so please take extra care with children and pets.

- The car parking grassed/gravelled area offers a large flat area in front of the property giving direct access to the Church front door, located under the church tower.

- Parking can be directly in front of the front door if wished, and luggage can be unloaded there.

- There is also a rear door to the church accessible via a pair of black metal gates (214 cm wide) in the churchyard to the left of the entrance porch and tower, and then via a grassed (uneven) area in the churchyard. This door is also accessible internally from the Vestry bedroom, and can be used in summer to access the Church garden, which is in its own, separate, area of the Rectory garden, by following the pathway through the churchyard and into the Rectory garden (see below for garden access). This rear doorway, 79.5 cm wide, is accessed via 5 steps (ranging from 83-252 cm wide and from 12-62 cm high).

Main Entrance

- The entrance at the front is the most accessible entrance. It has 5 steps from the gravel access area, varying from 10 to 17 cm high, with the narrowest step 136 cm wide.

- The door is 121 cm wide.

- Inside the front entrance door is the porch, 2.85 x 3.33 metres at the narrowest points, excluding furniture, with stone flagstones.

Public Areas – Inner Hall, Stairs, Corridors etc

- The Porch gives level access, via an inner door 140 cm wide, to the central stone-paved corridor, which gives level access to three of the bedrooms, the main bathroom, and (via Bedroom1) to one of the en suites.
- The ground-floor Vestry bedroom and its en suite are both accessed via a side corridor which is accessible from the main corridor, and also provides level access.
- The central corridor leads to the East End open plan sitting area via 2 stone steps 135 cm wide and 18 cm high.

The staircase to the Mezzanine leads off the East end area. It has 14 steps (17 cm high, 25.5 cm deep and 92 cm wide), including 1 half-landing, 99 x 106 cm.

- The staircase is of oak, uncarpeted.
- There is a handrail on the left for the first flight of 10 steps and on the right for the remaining 4 steps, which, unlike the first flight, are boxed in, not open behind, and hence easier for small children and dogs.
- The staircase gives access to the very large, open plan Mezzanine, which provides extensive kitchen, dining and living space, all on one level.

Public Areas - Sitting Room, Dining Room, lobbies etc

Dining Area

- The Dining Room forms part of the open-plan Mezzanine (see also below) which also contains kitchen and living space.
- It is accessed via the staircase (see above).
- The room has floor boards in oak engineered board.
- The large rectangular pine table seats 10. Eight wooden chairs stand around the table, with two extra (upholstered) chairs set against the walls of the room in the adjacent Kitchen area.
- The table measures 300 cm long by 98 cm wide. It stands 75 cm from the floor.
- There is extensive free space between the table and the wall on the left side (172 cm) and between table and kitchen island to the right (185 cm), with much further living space beyond at the west end of the room.
- The Dining Room chairs are all easily moveable.
- Colour contrasts are provided by the brightly coloured antique rugs beyond the dining area, and, more subtly, by the contrasts between the nearby dove grey/pale green kitchen and bookcase units, granite worktops in brown and dark green, and wall and ceiling colours.

East End Sitting Room

- The main sitting area is the East End Sitting Room beneath the Victorian stained glass window.
- The area is tiled with Victorian and Victorian-style diamond-shaped black/terracotta tiles and offers strong colour contrasts via the central antique red/blue/cream Persian carpet.
- There are two three-seater brown sofas and 1 two and a half seater blue sofa, all with arms and scatter cushions.
- Furniture is moveable (although for technical reasons connected with the type of leg, the

two larger sofas do not have casters).

- The 55” flat-screen Smart Hub TV with 3D is wall-mounted and has a separate DVD player. It offers an extensive choice of channels via Free-Sat; typed instructions are provided, and the handbooks are kept in the chest below the TV. The remote controls are left ready for visitors on the chest. A collection of DVDs and CDs for visitors’ use is provided on the Mezzanine bookshelves.

The wood-burning stove is located in this area, together with log basket, and instructions for use.

Upstairs living space

In addition to the main East End Sitting Area, there is further extensive living space on the Mezzanine beyond the kitchen and dining area, but still forming an integral part of this united space. This area features living spaces left and right with, at the west end, a central feature balcony offering a dramatic view, over a metal balustrade, down into the inner lobby of the church, and the original west door.

The end spaces of this living area (set against the west wall of the church to left and right of the balustrade) have large bookcases containing TV with DVD player (see below), collection of books, children’s books, DVDs, CDs and a radio-CD player which is iPod/iPhone/iPad compatible (instructions kept in cupboard below).

- The 28” flat-screen TV, with separate DVD player, offers an extensive choice of channels via Free-Sat. The instruction manuals are kept in the chest below the TV.

The right seating area (facing the TV) includes:

Two upholstered armchairs
Ottoman (converts to provide one extra single bed)

The left seating area includes:

Two-seater antique sofa upholstered in terracotta
Two low upholstered, button-back armchairs
Button-back ottoman

Two rugs, left and right in living spaces, brightly coloured, antique

Bedrooms & Sleeping Areas

Location and room combinations

- All 4 bedrooms are on the ground floor, and are accessible via the central paved corridor (or, in the case of the Vestry bedroom, off the side corridor which is accessible from the central corridor), via doors normally 74 cm wide, but with the main Bathroom and Bedroom

3 doors 80 cm wide to allow wheelchair access. Owing to restrictions of space, users of wheelchairs need to access the bathroom via the central corridor, not via the internal door from Bedroom 3 into the en suite.

- The Corridor (see 'Hall' etc section) is 115 cm wide at its narrowest point; radiator). It is suitable for wheelchairs, and is paved, with a rug 200 x 10.5 cm covering the central part of the Inner Lobby.
- The bedrooms consist of 3 king-sized bedrooms and 1 twin bedroom.
- Two of the king-sized bedrooms and the twin bedroom are off the central corridor and have level access.
- The king-sized Vestry Bedroom is also accessible from the central corridor, but via a door (74 cm wide) leading to this private suite, which also has flat access (stone corridor). This suite contains: Vestry Bedroom, accessible at end of a short corridor via a second door (70 cm high, 69 cm wide); en suite, accessible via 68 cm wide door in corridor; cupboard with biomass heating system and cleaning materials.
- Owing to the age and historic character of the building the Vestry bedroom en suite bathroom is, as indicated above, separated from the bedroom by a short corridor, but offers complete privacy via a door separating this suite from the rest of the church.

General

- Non-feather pillows and duvets in all rooms
- Sheets, duvet covers and pillow cases are all top-quality, from The White Company and are 100% cotton.
- Bedrooms are lit by central glass ceiling lights from Jim Lawrence, with additional bedside lamps.
- There are good though muted colour contrasts between off-white walls, beige Georgian panelling, floors (stone and wood) and furniture, much of it painted dove grey.
- The spaciousness of all living areas means they do not present a mobility problem. Bedrooms are not as extensive in size, but have ample space on either side of the beds, as indicated below in descriptions of individual bedrooms.
- Chairs are available in all bedrooms.

King-Sized Bedroom 1 (with en suite Shower Room)

- There is level access from the stone-flagged corridor via a doorway 74 cm wide
- King-sized metal framed bed in black, with gold finials, with head and footboard, 64 cm high to top of mattress.
- Plenty of unobstructed clear floor space to right of the bed; 102 cm between left of bed and wall; 92 cm at foot of bed.
 - Wooden floorboards (apart from small stone paved area at entrance to room) with two bedside mats 94 x 59 cm and one antique rug 165 x 96 cm.
 - En suite shower room accessible via doorway 68 cm wide.
 - En suite floor tiled with floor tiles.

King-sized Bedroom 2 (Vestry Bedroom; en suite to shower room in Vestry Bedroom corridor)

There is level access from the stone-flagged side corridor, via doorway from corridor 74 cm wide and original stone framed doorway to Vestry Bedroom (69 cm wide)

- Wooden frame, antique-style French bed, with head and footboard; mattress 53.5 cm high from floor.
- Plenty of clear unobstructed floor space on right of bed.
- Clear floor space on left of bed 47 cm at narrowest point (radiator).
- Flooring is antique wooden floorboards with small area of stone flagstones at entrance, with two coya-type mats 134 x 66 cm and one antique rug 145 x 86 cm
- En suite shower room in adjacent side corridor, accessible via doorway 68 cm wide, with door to main corridor (see above) offering total privacy.

King-sized Bedroom 3 (en suite to main bathroom)

There is level access from the central stone-flagged corridor via a doorway 80 cm wide which is accessible for wheelchairs.

- King-sized metal framed bed in black with gold finials, with head and footboard, 64 cm high to top of mattress.
- Clear floor space on left of bed is 59 cm wide (to radiator); floor space on right of bed 78.5 cm at narrowest point.
- Plenty of unobstructed clear floor space at foot of bed.
 - Flooring is original, and is part wooden floorboards and part stone flagstones, with two bedside mats 93 x 60.5 cm and one rug 168 x 96 cm
- En suite main bathroom next door, accessible via door 68 cm wide (wheelchair access to bathroom is via central corridor door 80 cm wide).

Twin room, Bedroom 4 (not en suite; main bathroom next door down central corridor)

- There is level access from the stone-flagged corridor via a doorway 74 cm wide
- Two twin black metal framed beds with gold finials, both standing against the walls, each with head and footboard, 64.5 cm high from floor to top of mattress; space between beds 280 cm.
- Flooring is original and is part wooden floorboards and part stone flagstones, with two bedside mats 133 x 65 cm.
- This is the only bedroom that does not have an en suite bathroom; access to main bathroom (next door) is via the central paved corridor

Bathroom, en suite showers & WCs

General

- There is a main Bathroom on the ground floor, and two en suite Shower Rooms on the Ground Floor accessible via Bedrooms 1 and 3. All have flat access. The twin room, Bedroom

4, is the only bedroom without en suite facilities, but the bathroom is next door.

- All bathrooms and fittings are new (2013).
- Colour contrasts in all bathrooms/en suites are less here than in main living and bedroom spaces; off-white walls, white bath with oak panel on side, white basin and WC, cream/beige floor tiles, beige & brown marble-effect wall tiles in bath/shower area and around basin

Bathroom

- Situated on downstairs corridor, en suite with Bedroom 3 and approx 3.36 metres along central corridor from Bedroom 4 (twin room).
- Room measures 2.20 long (with extra 0.75 metres for bath) x 1.66 wide.
- Floor tiled with beige floor tiles.
- Burlington Bath with shower over, hot and cold mixer taps, and both overhead and hand-held showers; height at side of entry 56 cm; no current alarm/pull cord.
- Basin: hot and cold taps.
- WC: height of seat 54 cm; no current rails/support.

En suite Shower Room to Bedroom 1

- Level access from bedroom through door 68 cm wide.
- Room 2.04 m x 1.26 metres
- Floor tiled with beige floor tiles
- Large walk-in shower along full width of room, measuring 1.17 x 0.74 metres, with sliding doors from right to left; Burlington overhead single shower head, with hand-held shower below, and vertical rail on wall to right of shower valve for support manual.
- Shower tray 9.5 cm above floor level (1 small step).
- Hand basin with hot and cold taps.
- WC: height of seat 54 cm (new 2013); no current rails/support.

En suite Shower Room to Bedroom 2 (Vestry Bedroom)

- Level access from bedroom through door 68 cm wide.
- Room 2.01 m x 1.14 metres
- Floor tiled with beige floor tiles
- Large walk-in shower along full width of room, measuring 1.17 x 0.74 metres, with sliding doors from left to right; Burlington overhead single shower head, with hand-held shower below, and vertical rail on wall to left of shower valve for support manual.
- Shower tray 9.5 cm above floor level (1 small step).
- Hand basin with hot and cold taps.
- WC: height of seat 54 cm; no current rails/support.

Self-Catering Kitchen (on large open-plan Mezzanine)

- The very spacious Kitchen with central island (3.66.5 x 1.08 metres at narrowest point

between wall units and island) is in the same very large living space on the Mezzanine as the Dining Area, and is accessed via the Staircase (see above)

All units and appliances (with the exception of the condenser drier) are built in, with top-range Neptune kitchen units painted dove-grey and Bosch top quality appliances.

- Kitchen worktop heights (with granite surfaces in green and brown) are 92.5 cm high.
- Bosch electric oven (built-in 60 cm from floor, with additional grill) with microwave above, both opening outwards/downwards, and large (integrated) Bosch induction hob with 5 plates on top and child safety lock.
- Double (1.5) stainless steel Neptune sink built into worktop with mixer taps
- Flooring throughout Mezzanine is in oak wooden floorboards (engineered board).
- Built-in fridge freezer: highest shelf in fridge 160 cm off floor; lowest shelf in freezer 34 cm off floor.
- Standard size Bosch washing machine and Electrolux tumble drier, both on Kitchen island, and both front loading, with washing machine built-in. Drier is freestanding but forms an integral part of island units.
- Built-in, standard size, front-opening Bosch dishwasher.
- Storage height of cutlery 74 cm.

Most other storage is in 90 cm high floor-based units. There are no wall units, and only the fridge freezer, oven and microwave and equipment cupboard with spare light bulbs, iron, torch etc are in tall units.

- The kitchen is exceptionally well-equipped with a large range of high quality induction-compatible pans, oven-to-tableware dishes, china and glass, cutlery, tableware, and kitchen cooking equipment and utensils. The china and glass etc. are kept on open shelves on the Kitchen island, on the same side as the table to allow easy setting. The rest of the equipment is kept in the cupboards along the wall.

- The Kitchen is well and evenly lit with three pendant lights over the island worktops, a further two spotlights above the built-in wall units, and two further (historic) lights offering further light left and right of the wall units. There is additional lighting via a pendant light centrally above the Dining Table beyond the central island, and further background lighting via lamps in the living space behind the kitchen/dining area

- Colour contrast between walls, floor and furniture is achieved by off-white walls, pale green-grey tiles, black/brown/green patterned granite worktops and wooden oak floor. There are brightly coloured antique rugs in the living area beyond the kitchen.

Heating on the Mezzanine is under-floor, with control 132 cm high on wall to right of kitchen units;

Restaurant / Dining Room

- There is a very large Dining Area in the self-catering cottage itself, but, as this is a quiet rural area, there is no on-site restaurant, bar, take-away or cafe. Several excellent pubs/restaurant are within a 2-5 mile radius.

Laundry

- There is a standard-size, front-loading Bosch washer, and separate Electrolux condenser-drier, in the Kitchen area on the Mezzanine.

Shop

- There is no on-site shop; nearest shops 5 miles (Bellingham), or home delivery can be arranged via Tesco or Asda.

Treatment room/s

- None available.

Outdoor and Leisure Facilities

The Garden is situated in a secluded corner of the owners' adjacent Rectory garden, but is entirely separate, with picket-style fencing, lawned area overlooking the hills opposite, garden furniture seating 8, and BBQ. The garden is accessed via the Church Front Door, or rear Vestry door, and then via the grassed churchyard (with some uneven surfaces, and gravestones) to the wicket gate from the churchyard through into the Rectory garden.

From here turn right past green shed, and the flat area of ground behind the yew trees, to access the Church Garden beyond.

Visitors are also welcome to use the sunken lawn area in the Rectory garden for informal ball games (this sunken area, unlike the Church Garden itself, is shared with owners; it includes a football net). This sunken area is accessed via a (steep, uneven) flight of 11 stone steps (highest step 23 cm high). Those with mobility problems should use instead the easier route via the gravel path in front of the Rectory, then turn right down a slight grass slope to the right, between two evergreens, onto the sunken lawn. However, neither this route nor the steps are suitable for wheelchairs.

Alternatively the Church Garden can be accessed by exiting through the Church gateway, and turning right onto the main road, and then in after approx 20 yards through the next set of gates on the right (black metal) into the Rectory garden. Then follow the gravelled area round the side of the Old Rectory, and turn right into the Church Garden.

- Garden facilities include Weber barbeque, large wooden table, and 8 wooden chairs. Garden furniture is kept in locked store in church cellar in winter and early spring/late autumn (ask owners who will put it out for you if required).
- Football goal on sunken lawn suitable for children
- The all-weather tennis court (shared use with owners and with visitors to Greystead Coach House) is in the Walled Garden of the Coach House (to access, walk through the Old Rectory garden and follow the gravel drive in front of the house, then down the slope under the beech tree into the Walled Garden. (Alternatively you can turn right out of the church gates, then approx. 50 yards down road, past Old Rectory, and then turn in at the green gates, then

left down cobbled path and through gate into Walled Garden). There is a wooden bench and coffee table adjacent to the tennis court for use by those playing tennis, but the Barbeque and table and chairs in the Walled Garden are for Coach House visitors only please.

- The churchyard access and parking area is open to the road so is not suitable for play by children/pets, but there is a safe, enclosed area for children and pets in the Church Garden.
- The churchyard is open both to visitors, and to the general public. It is still open for burials, usually only approx. one per year (visitors would be advised in the unlikely event that a funeral coincided with their stay). The graves to the north (entrance) side of the church are the more recent, with the older, more picturesque, part of the churchyard to the south of the building. Visitors are welcome to walk in and explore the churchyard, but please be aware that the older gravestones can be unstable and take care with children.
- No ball games in the churchyard please and please keep dogs on a lead.

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 a 2.5-5-miles radius in Falstone, Greenhaugh and Bellingham, but the nearest club (apart from golf club, 5 miles) is 23 miles (in Hexham).

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

See above.

Additional Information

- Visitor Information folders (not yet produced in large type) are available; see above.
- Free telephone available. (Visitors are asked to please leave payment for international calls).

There is good access to the internet via WiFi. The password is included on a laminated Visitor Information sheet on the right-hand table in the Inner Lobby which includes all key visitor information.

- Owing to the rural location, there is no good mobile 'phone reception, but EE mobiles work better here than others (nearby mast). A signal can often be obtained in various parts of the churchyard to the South.
- Dogs and assistance dogs are welcome, up to a maximum of 2 well-behaved dogs; please inform us on booking. Please avoid allowing dogs on beds or seat furniture.
- This cottage is non-smoking please.

Contact Information

Address:

Bill & Anne Monroe

Greystead Holiday Cottages, Greystead Rectory, Tarsset, Hexham, Northumberland, NE48 1LE

Telephone:

01434-240244 (preferred 'phone number for visitors to use)

07966-440535 (mobile: as this is a rural area, mobile does not have good reception at either contact or property address).

Fax: Not currently available.

Minicom: Not currently available.

Email: anne@greysteadrectory.com

Website:

www.greysteadholidaycottages.com

We also have a website via www.SykesCottages.co.uk (property ref: 23575, Greystead Old Church).

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 (urgent but not 999 calls): 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 not travelling by car.

Local accessible taxi number:

Bellingham and Humshaugh taxis, David, 01434-220570 or 07815503927.

Current and Future Plans

The church was completely restored, renovated and converted to holiday accommodation in 2013. It opened to visitors in September 2013.

- It was not possible to install entrance gates to the road, owing to a Highways Agency decision. We hope to hold further discussions with the Church of England about the access and parking area in front of the church, to obtain permission to erect a child and dog proof fence within the churchyard itself.
- The church restoration in 2013 included the whole of the building apart from the Tower, which we were able to restore externally (apart from the louvers; see below), but which we now hope to restore internally as well. The tower is planned to open to visitors as Stage 2 of the restoration within the next 3-5 years.

The internal tower spaces will provide one extra twin bedroom, and also, most excitingly, offer a feature area enabling visitors to view the original bell made for the church in 1817. We also hope to replace some of the wooden louvers in the top storey of the tower with glazed windows to enable visitors to see the stunning views from the church tower over the surrounding landscape - for the first time ever!

- We have just completed (summer 2015) creating our own website:
www.greysteadholidaycottages.com

- We also run a second holiday cottage at Greystead Coach House. This sleeps 6, and can be booked together with the Old Church to accommodate a party of up to 14.

We welcome your feedback to help us continually improve. If you have any comments, please email Anne (anne@greysteadrectory.com) or 'phone us on 01434-240244.

Bill and Anne Monroe
Greystead Holiday Cottages

Last revised, 02.06.2015