

Access Statement for BRAESIDE - Alnwick Townhouse **Self-Catering 5 Star**

Introduction

BRAESIDE is an Edwardian stone built terraced townhouse situated in a quiet, desirable cul-de-sac approximately 10 minutes walk from Alnwick town centre, The Alnwick Garden, castle, theatre, restaurants and all local amenities

Pre-Arrival

- There is an extensive website for Braeside with photos of all the rooms and garden area
- Bookings/enquiries can be made from the website via e-mail or telephone or letter
- Prior to arrival all Guests' are provided with a map and written directions to Braeside
- The nearest bus stop is 450m walk just south of Barter Books
- Alnwick Bus Station is 0.5 miles away on the other side of the town centre
- Alnmouth Railway Station is 4 miles from Braeside
- The taxi rank is in Bondgate Within along by the banks.
- There is a list of phone numbers for taxis in the Welcome File at Braeside
- The nearest RADAR toilet is situated in The Shambles at the side of Alnwick Market Place
- A copy of this Access Statement can be found in the Welcome File

Arrival & Car Parking

- Arrangements are made prior to Guests' arrival to personally welcome them to Braeside with the keys, to show them in and explain any queries they may have
- As Braeside is located in a quiet cul-de-sac there is usually a car parking space directly outside the house at the side of the road
- Braeside is situated on a slight incline
- From the roadside pavement a 10cm step up to a concrete path 1 meter wide by 460cm long which leads up to the front door

- The double-glazed front door (hinged on the right) measures 202cm x 80cm with the keyhole 122cm from the pavement
- The step up to the front door measures 20cm high plus a thresh of 8cm
- The front door opens into the porch where there is a doormat, on the right a set of four coat hooks with shelving underneath alongside the fuse box
- There are 3 light switches on the left at a height of 105cm, the first for the outside light, the middle switch for the single ceiling porch light fitting and the third for the three light ceiling fitting in the hall/passage

Sitting Room

- The sitting room is entered on the left of the hall/passage just before the staircase
- The door measures 205cm x 80cm and is hinged on the left
- The light switches (height 102cm) are on the right on entering the sitting room
- The sitting room measures 520cm x 388cm and the floor is solid oak
The full length curtains in the bay window are fully lined
- There is a three seater settee with two matching easy chairs
- An authentic gas burning fire (inspected yearly by a registered Corgi person)) set in the original tiled fireplace with marble surround
- Lighting is provided by a 5 light ceiling light, two table lamps and a swing arm floor lamp
- Flat screen TV with DVD player with remote control and a selection of DVD's (some of local interest) for Guests' use

Open Plan Dining Area & Kitchen

The Dining Area

- The dining area and kitchen is open plan and is accessed through a door at the end of the hall
- The door from the hall measures 202cm x 80cm and is hinged on the right
- There are three light switches (height 100cm) on the left upon entering the room the first for the inglenook , the middle switch for the dining area and the third for the kitchen area
- The whole room measures 485com x 425cm to the base units

- The floor in the dining area is solid oak
- The floor in the kitchen area is blue/gray textured slate tiles
- There is an oval extending oak table with 4 matching chairs with cream padded seats
- There are 9 flush ceiling lights above the dining area
- The original inglenook has an authentic gas burning log stove which is tested yearly by a Corgi registered person.
- There are 2 concealed lights in the inglenook
- Between the inglenook and the conservatory door is a small table on which there is a radio/CD player
- Above this table can be found the dial 155cm high for regulating the central heating
- There is a selection of CD's for Guests' use to be found in a small trunk in the conservatory

The Kitchen Area

- The kitchen work surface is 92cm high x 60cm deep
- Matching sets 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 units
- The 2 bar lights, the one above the units, oven and hob area has 6 spotlights and the one above the sink area has 3 spotlights.
- To the left of the back wall in the kitchen there is a washer/dryer with a freezer on top. The top of the door being 170cm
- The eye-level electric oven (opening handle 152cm high) has a cupboard above and below
- Next to the oven is a microwave and electric kettle then a gas hob
- The fridge has a 3* freezer compartment
- The toaster can be found in the corner before the sink
- Above the sink is a west facing window with a roller blind. This window overlooks the back garden
- Along from the sink is the dishwasher
- A payphone is situated on the workbench next to the conservatory door
- In the drawer below the payphone can be found a file containing instructions for the appliances, fires, etc
- In the same drawer there are spare light bulbs
- At the end of the base unit next to the conservatory door can be

found the Fire Blanket

- In the corner opposite the washing machine is a storage cupboard
- The door measures 200cm x 60cm and is hinged on the right and opens back into the kitchen
- There are 2 coat hooks on the right inside the door
- The ironing board, iron, clothes dryer, Hoover and a small selection of household cleaning items are stored in this cupboard

The Conservatory

- The conservatory is entered by a door from the kitchen/dining area
- The door measures 200cm x 80cm and is hinged on the left and opens into the conservatory
- There is a small door mat on the dining room side of the door
- The conservatory measures 330cm x 330cm, the floor is solid oak
- There is a 2 seater cane settee and 2 matching cane easy chairs and two glass topped cane side tables
- A brass father and child floor lamp with dimmer switches is behind the settee in the corner to the right of the door
- There is no ceiling light in the conservatory
- Two brass gooseneck reading lights are situated on the west facing windowsill
- The small trunk to the left of the double conservatory doors (leading to the garden) contains a selection of CD's
- The large trunk in the centre of the conservatory contains 4 padded cushions for the wooden garden chairs
- A small door mat is placed just inside the double doors
- All of the windows and the double doors have individual cream roller blinds

Hall, Stairs & Landing

- The door from the porch to the main hall measures 205cm x 80cm and is hinged on the left
- The flooring in the porch and hall are original mosaic tiles
- The combined measurements of the porch and hall are 550cm long x 120cm wide
- There is a ceiling smoke alarm at the end of the passage at the bottom of the stairs just before the dining/kitchen area door
- The staircase leads off the hall/passage on the left between the

sitting room door and the dining/kitchen area door

- Two light switches (height 118cm) on the wall to the right at the bottom of the stairs the first for the hall and the other for the stairs and landing combined
- There are 16 stairs each 18cm h x 24cm deep
- The staircase is 90cm wide and the handrail is 86cm above the treads
- The lowest head clearance is 185cm
- The stair and landing carpet is beige Trouble Free deluxe
- There is a flush ceiling light 3/4 of the way up the stairs
- The landing measures 200cm x 308cm with the staircase coming out at the centre
- The second smoke alarm is in the landing ceiling
- Either side of the landing is a single switch (height 104cm) for the stair light and 3 light ceiling fitting on the landing
- There is a table lamp (2) at opposite ends of the landing

Master Bedroom & En-suite

- The master bedroom is situated to the left of the landing and has an en-suite
- The door into the master bedroom measures 202cm x 80cm and is hinged on the right
- The light switch (height 100cm) for the single ceiling light is on the left inside the door
- The master bedroom measures 400cm x 264cm plus the alcove where the wardrobe is situated
- The wrought iron double bed measures 200cm x 135cm
- The duvet and four pillows are all non-feather plus a cellular blanket
- There are two bedside cabinets each with a touch reading light
- The east facing window has a blackout blind and fully lined curtains
- There is a large wall mirror and wicker chair
- The cream short pile carpet is 80% wool
- The en-suite is in the corner straight forward from the bedroom door
- The door (set at an angle) into the en-suite measures 200cm x 76cm and is hinged on the left
- The light pull and fan cords (height 125cm) are on the right upon entering the en-suite
- There are 4 flush ceiling lights
- The en-suite measures 160cm x 200cm

- The floor is tiled and walls are tiled to 158cm high
- The large shower cubicle has a thresh of 20cm
- The walls in the shower are covered with wet wall
- The shower is electric
- The washbasin is situated straight forward from the en-suite door and is 83cm high with a mirror and shaver light
- The toilet is situated behind the en-suite door and is 43cm high
- There is a thermostatically controlled wall mounted heated towel rail on the right between the door and the washbasin

Twin Bedded Room

- The twin bedded room is situated to the right of the landing
- The door measures 202cm x 80 cm and is hinged on the left
 - The light switch (height 100cm) for the single ceiling light is on the right just inside the door
 - The room measures 365cm x 330cm plus the alcove where the wardrobe is situated
 - The two pine single beds each measure 200cm x 105cm
 - Each bed has a single duvet and two pillows which are both non-feather. Each bed also has a cellular blanket
 - The centre bookcase/bedside table has a touch reading lamp
 - There is a full length mirror, dressing table and stool
 - The west facing window has a blackout blind and fully lined curtains
 - The cream short pile carpet is 80% wool

The Box/Storage Room

- The box/storage room is situated on the left of the landing before the master bedroom
- The box/storage room door measures 202cm x 80cm and is hinged on the right
- The light switch (height 100cm) for the single ceiling light is on the left just through the door
- The room measures 109cm x 300cm and contains a blanket box and corner wardrobe
- The cream short pile carpet is 80% wool
- The east facing window has a blackout blind and soft muslin single draped curtain
- This room is for storage of suitcases, etc

Family Bathroom

- The family bathroom is situated on the right of the landing before the twin bedded room
- The door measures 202cm x 80cm and is hinged on the left with the bath behind
- The two glass panels on the door have blinds for privacy
- The bathroom measures 262cm x 175cm
- The light pull and fan cords (height 164cm) are on the right just through the door
- There are 4 flush ceiling lights
- The floor is tiled and the walls are tiled to 156cm high
- The bath measures 168cm long x 55cm high x 70cm wide with an electric shower over
- The walls above the bath are covered with wet wall
- The washbasin is 79cm high with a mirror and shaver light
- The toilet is 40cm high
- There is a thermostatically controlled wall mounted towel rail between the door and the toilet
- There is a blackout blind at the west facing window

The Patio/Garden

- The patio/garden is accessed by double doors leading from the west facing conservatory
- The total measurement of the double glazed double doors is 220cm x 124cm and the keyholes are 90cm high
- The doors open out into the patio/garden and can be hooked back
- There is a thresh at the bottom of the doors of 10cm on the inside and 18cm from the outside
- The first step from the conservatory is 16cm high, the second step is 20cm high and 45cm deep
- The private patio/garden measures approximately 950cm x 440cm with the main area paved with stone and surrounding raised flower borders
- There is a square wooden garden table with 4 matching chairs
- At the bottom of the patio/garden on the left is an outhouse 200cm x 135cm
- There are 2 refuse bins (1 for recyclable items) next to the outhouse
- To the right of the outhouse is a strong arched solid wood door

measuring 440cm high x 190cm wide and hinged on the right

- The door opens onto a private cobbled lane which is not suitable for motor vehicles

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 Casualty Department) (01665) 626700
 - Police (01665) 602777
 - Northumberland Fire & Rescue Service (01665) 513161
- In the event of fire make sure the property has been vacated by all residents
- Close all windows and doors to try and prevent fire from spreading
- Depending on the location of the fire vacate the property either by the front door or the conservatory doors
- Please ensure the fire in the inglenook and the fire in the sitting room are not left switched on whilst the house is empty or after the last person goes to bed

- A Welcome File can be found behind the door leading into the dining/kitchen area
- A large selection of leaflets giving information on local places of interest can also be found behind the same door
- In the drawer beneath the payphone can be found a file containing information leaflets about the appliances and fires and spare light bulbs and a torch

CONTACT:

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Hours of operation: Open All Year

Future Plans

- Braeside was completely refurbished and updated in 2006 so very little if anything should need to be done to the property for several years
- New stair/landing carpet was laid end of January 2009 because of stains caused by Guests' taking drinks upstairs
- Decorating when required, probably at the beginning of 2010

Usual maintenance and attention to detail/cleanliness to maintain the expected high standard of Braeside

We welcome your feedback to help us continually improve

If you have any comments please phone 01665574460 or email margaret@broomehillfarm.co.uk