

Access Statement for Kearton Cottage

Introduction

Kearton Cottage is a south facing, semi-detached property adjoining the main property **East Roods**. Your cottage has an east facing patio area accessed from the large double doors from the bedroom. The views from your cottage (weather permitting) are outstanding.

The cottage has one master bedroom with en-suite bathroom, open plan living/dinning space and kitchen. The floors throughout are level, fully tiled with electric under floor heating throughout and log burner in the living area.

Pre-arrival

We have a website www.keartoncottages.co.uk

Booking enquiries can be made by phone, fax or email.

The nearest railway station is Darlington or Bishop Auckland, which are approx 18 miles away. The nearest airport is Teeside approx 20 miles away or alternatively Newcastle 60 miles away. The cottage is easily accessed from the A66 just outside the village of Boldron with good signage for **East Roods** at the roadside

Arrival & Car Parking Facilities

Upon arrival you will be met and welcomed by a member of staff who will give you your key, guide you around your cottage and answer any queries you may have about the cottage facilities. You will be given contact details of the person who will assist you, should you have any further queries during your stay.

You have ample private parking near the cottage entrance, on a large gravelled area. There is one flag step and a thresh wood at the entrance to the cottage. (Gravel drive leads to slate step 6cm deep then there is a 9cm deep threshwood)

You have automatic illuminating security lighting outside of your cottage at the parking area and manually operated decorative lights fitted on both sides of the main entrance and patio area.

Please ask if you require assistance with your luggage.

Electric Gates

The entrance to the drive is fitted with wide electric gates you will be informed upon arrival on how to enter/exit and operate them and be loaned a remote control for use during your stay. Instructions are also available in the guest information book. The gates are open on arrival day (notification of your estimated arrival time is appreciated).

Public areas – General (Internal)

There is a spa on site with sauna; relaxation area and treatment room, information, prices and details can be found in the guest information book. Separate booking is required to use these facilities.

Public areas – General (outside)

The large garden is undulating, elevated and open plan. This area is a shared area.

Entrance Hall

Size: 128cm wide x 206cm Long

Floor - Level

Door Width

Door Height

Door Opening: Inward

The main stable door leads to the tiled level floored entrance.

Six oak cupboards line the right hand side of the hall.

The tumble dryer and freezer are located here as well as utility items such as mop/bucket, Hoover, ironing board and sweeping brushes etc

This area is fitted with a down light and the controls for the front door outside lights can be found here. The cupboard is fitted with internal lighting and the switch can be found in the left hand cupboard.

This area is fitted with electric under floor heating. The heating control is situated on the left inside the oak cupboard, which contains the hot water tank.

There is a fire extinguisher in the left hand corner as you face the internal door leading to the living areas.

There is an internal half leaded glass and oak door leading to the tiled level floored lounge/dinning room and self-catering kitchen.

Lounge/Dinning Room/ Self-Catering Kitchen

Size: / 351cm wide x 601cm long/184cm wide x 413cm long

Floor: Level

Door Height: 191cm

Door Width: 82cm

Door Opening: Inwards

This area is open plan with fully tiled level floor.

The walls are decorated in county cream with a rich red fire breast. The kitchen walls are tiled to match the décor.

Quality hand made curtains and roman blinds dress the traditional sliding sash windows.

The dinning table comfortably seats two and can be accessed from three sides.

The granite breakfast bar comfortably seats three and can be accessed from three sides.

There are two large sofas in the lounge area with a rug in front of them, which can be removed.

There is a multi fuel log/coal burner.

The TV has tele text and subtitle facility.

There is a DVD player, stereo radio/CD player

*The professionally fitted oak kitchen has beautiful granite worktop areas (**Height**)*

Built in electric hob, electric oven, dishwasher, fridge and washing machine.

The tumble dryer is situated in the entrance hall.

There is a freestanding microwave, kettle and toaster.

All crockery, pots, pans tea towels and cleaning products are supplied and situated in cupboards and draws below and above the worktop.

The lowest shelf height is: 29cm

The highest shelf height is: 168cm

(Measurement taken from floor height)

The whole area has excellent controllable lighting in addition to two freestanding lamps.

Natural light enters the room from three traditional sliding sash windows.

This area is fitted with electric under floor heating. The heating control is situated on the left inside the oak cupboard, which contains the hot water tank.

The room is fitted with audible smoke alarms and a fire blanket in the kitchen area.

There is arched doorway with oak door leading from this area into the bedroom.

Bedroom

Size: 361cm wide x 413cm long

Floor: Level

Door Height: 190cm

Door Width: 82cm

Door Opening: Inwards

The Bed Height is 64cm

The narrowest space around the bed is: 56cm

The bedroom contains one super king size bed which can be made into two full size single beds. The headboards have been covered to match the décor of the room and other soft furnishings.

There are two mahogany and granite bedside tables with three drawers in each.

Matching fitted mahogany and granite dressing table with a large mirror.

Matching wardrobe with short and long hanging, three large drawers and double mirrored doors.

Hair dryer

The bed is fitted with quality bed linen and anti allergen pillows. Linen is changed weekly throughout your stay. (Please notify us of any special requirements you may have)

Towels and bathrobes are supplied.

The bedroom is fitted with beautiful hand blown crystal glass, electric adjustable light fittings which are controlled from the bedside as well as the entrance to the bedroom.

There is a traditional sliding sash window and two large patio doors, which are half solid mahogany and half glass.

There is an oak door leading to from the bedroom to the en-suite bathroom.

Two large arched patio doors lead from the bedroom to the patio, seating and garden area with magnificent views.

Bathroom

Size: 175cm wide x 309cm long

Floor: Level

Door Height: 191cm

Door Width: 75cm

Door Opening: Inwards

The height of the bath from floor level is: 57cm

*The bathroom suite is white fitted with washbasin (**height: 86cm**), bidet, (**height: 40cm**) Standard WC (**height: 43cm**), bath with power shower over bath (**height of bath panel: 53cm**)*

The taps are art décor twist and turn.

There is a 600mm polished stainless steel grab rails 32mm dia fitted to the right hand side of the bath wall.

*There is a shaver point next to the washbasin (**height: 132cm**)*

The bathroom is fitted with an electric towel warmer and the on/off switch is situated to the right hand side of the dressing table.

There is an electric extractor fan above the bath.

There is dimmable electric feature lighting in addition to natural lighting received from a traditional sliding sash window.

The lighting switches are situated outside the bathroom to the right of the door.

The bathroom is fitted with electric under floor heating

The heating control is situated outside of the bathroom to the right of the door

An electric emersion heater situated on the left inside the oak cupboard, which contains the hot water tank, heats the water.

Wastewater and sewerage feeds from your cottage into a septic tank on site where it naturally degrades, please use the disposal bags/facilities provided for personal hygiene items and please do not dispose in the toilet.

Laundry

The cottage is fitted with an automatic washing machine in the kitchen area, washing instructions are clearly visible on the front of the machine.

There is a condenser tumble dryer in the hallway cupboard. We kindly request the filter and the water collection unit is emptied after each use.

Ample drying lines and pegs are available to the rear of the property.

Ironing Board and Iron are available in your cottage.

Outdoor facilities

There is a seating and barbeque area on level flag patio leading to grass and gravelled area.

Large elevated open plan garden with Stonehenge feature surrounded by farmland.

The area has manually controllable outside lighting.

Cottage Spa Treatment Rooms

The male and female spa features sauna, on-suite shower, relaxation area and treatment room.

The spa is situated next to your cottage with a large gravelled area in front.

One step and threshold wood at the entrance.

The flooring is level throughout with a tiled area in the entrance, sauna and relaxation area.

The treatment room is carpeted.

There is automatic and manually controllable internal and external lighting.

The facilities are also fitted with emergency lighting.

Leisure Facilities

None available on site

The nearest swimming pool is in Barnard Castle 2 miles away and has disabled parking and access, wheelchairs for use in pool area, hoist and shower facilities.

Yacht Charter

If you are interested in spending a half day or full day on Lake Windermere in the Lake district under the guidance and supervision of a fully qualified instructor. We can arrange this for you.

Please do not hesitate to ask for further details or prices.

Shop

There is no shop available on site. The nearest shops, small and medium sized supermarkets, garages and post office are two miles away in Barnard Castle.

Larger supermarkets are available in Darlington and Bishop Auckland, which are approx 18 miles away.

Tesco provide an on-line shopping and delivery service to the cottage.

Address for deliveries:

Your Name, Kearton Cottage, East Roods, Boldron, Barnard Castle, County Durham DL12 9SW

Additional Information

Unfortunately we are unable to accommodate pets in the cottage.

Service dogs are welcome by prior arrangement. We respectfully ask that you do not allow dogs onto the furniture or the beds.

Mobile phone reception is available but can be weak in some areas of the cottage.

The accommodation is strictly no smoking

Contact Information

Hosts: Stephen & Anne Kearton

Address: East Roods
Boldron
Barnard Castle
County Durham
DL12 9SW

Tel: 01833 631421

Mob: 07730 049860

Email: info@keartoncottages.co.uk

Web: www.keartoncottages.co.uk

Open: All Year

Emergency No: You will be issued with a mobile number upon arrival at the cottage for emergency use.

Feedback

We welcome your feedback to help us continuously improve. If you have any comments please contact us at the above addresses.

Updated: 3rd June 2011