

# **Access Statement for HOLLYHOCKS – Alnwick Town** **Self-Catering – 4 Star**

## **Introduction**

**HOLLYHOCKS** is an Edwardian stone built end terrace two bed-roomed house centrally situated in Alnwick. Approximately 5 minutes walk to Barter Books, 10 minutes walk to Alnwick town centre, The Alnwick Garden, castle, theatre, restaurants and all local amenities and 15 minutes walk to the Leisure Centre

## **Pre-Arrival**

- There is an extensive website for Hollyhocks with photos of all the rooms and the exterior
- 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 Hollyhocks
- The nearest bus stop is 450m walk just south of Barter Books
- Alnwick Bus Station is 0.75 miles away on the other side of the town centre
- Alnmouth Railway Station is 4 miles from Hollyhocks
- The taxi rank is in Bondgate Within along by the banks
- The nearest Public Telephone is outside the Post Office 200m walk away
- There is a list of phone numbers for taxis in the Welcome File at Hollyhocks
- 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 Hollyhocks with the keys, to show them in and explain any queries they may have
- The parking is on street adjacent to the property
- Hollyhocks is an end terrace house
- From Victoria Terrace to the front door there is a 88cm wide wooden gate with a shallow 13cm step down to the concrete path. The path to the front door is 360cm long
- Entry can also be made from the Queen's Road via a 70cm wide wrought iron gate, along a narrow concrete path 700cm long to the front door
- From the front door there is a shallow 10cm high x 34cm deep step into the property
- The front door measures 79cm wide x 200cm high

## **The Hall**

- There is a ceiling smoke alarm in the hall – one of 3
- The hall measures 194cm to the bottom of the stairs x 91cm wide
- The floor in the hall is solid wood with a door mat
- The living room is entered by a glass paneled door on the right of the hall

## • **The Living Room**

- The living room measures 442cm x 413cm
- The curtains are fully lined and there is a vertical blind. There is a good quality beige carpet with a cream and beige hearth rug
- On entering the living room from the hall the light switches are on the left – one for the 5 arm ceiling light in the main seating area and one for the 3 arm ceiling light in the area leading to the kitchen
- On the left there is a sideboard on which can be found the Welcome Folder, information about the area and books of local interest
- In the sideboard can be found books and games for Guests' use
- In the main sitting area of the living room are 2 two seater leather sofas, a 42" flat screen TV and DVD player, a nest of tables, reading lamp and a glass topped coffee table
- In the corner of the living room is a Mexican pine dining table with 4 chairs
- Above the dining table is a swing arm wall light for Guests' use when they are eating
- There is a coal effect electric fire
- On the left before entering the kitchen there is an under stairs cupboard which houses the ironing board, iron, clothes airer, pegs, hoover, cleaning items, etc

## **The Kitchen**

The kitchen, which consists of two adjoining areas, is reached from the living room by one step down measuring 13cm high x 93cm wide

The flooring in both areas is blue/beige textured tiles and the two windows each have a roller blind

## Kitchen – Main Area

- There is a smoke alarm in the kitchen ceiling near the door to the living room – one of 3
- Attached to the wall unit on the right above the radiator a fire blanket can be found
- The room measurements including the base units are 380cm x 226cm
- The ceiling light is a bar light with 4 adjustable spotlights there is also lighting underneath the wall units
- 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
- To the right is an electric cooker and to the left a fridge and a separate freezer
- There is also a microwave, electric kettle, toaster, blender and coffee maker
- In a file in the second drawer down next to the cooker are the instructions for the appliances, spare light bulbs and a torch

## • Kitchen – Utility Area

- The room measurements including the base units are 190cm x 150cm
- The lighting is a single glass ceiling light
- The kitchen sink, dishwasher and washer/dryer are housed in this area
- To the right a double-glazed door leads out to the back of the property – there are 2 steps down – the first 20cm high x 24cm deep, the second 14cm high

## Stairs and Landing

- There is a ceiling smoke alarm on the landing – one of 3
- There are 16 stairs in total leading straight up from the hall – 10 stairs then a turn to the right then a further 6 stairs to the landing
- The stairs are 65cm wide with each stair being 17cm high x 25cm deep
- The banister height is 80cm and the headroom 185cm
- The stairs and landing are carpeted
- There is an eyeball light in the stairwell giving excellent light on the stairs and there is also a single ceiling light on the landing
- The landing measures 112cm x 92cm
- Both bedrooms lead off the landing
- There is a small window with a vertical blind on the left of the landing
- The light switch for the stair lighting is on the right before the door into the twin bedroom

## **Master Bedroom**

- The master bedroom is situated straight forward from the landing
- The door into the master bedroom measures 196cm x 77cm and is hinged on the right
- The light switch (height 138cm) for the single ceiling light is on the left inside the door
- The master bedroom measures 440cm x 266cm plus the alcoves where the wardrobe chest of drawers are situated
- The Mexican Pine double bed measures 200cm x 135cm
- The duvet and four pillows are all non-feather plus a throw. A cellular blanket is also available
- There are two bedside cabinets each with a touch reading light
- The window has a vertical blind and fully lined curtains
- There is a large wall mirror and a chair
- The beige short pile carpet is of good quality

## **Twin Bedded Room**

- The twin bedded room is situated to the right of the landing
- The door measures 196cm x 77 cm and is hinged on the right
- The light switch (height 138cm) for the single ceiling light is on the left just inside the door
- The room measures 342cm x 286cm plus the alcove where the wardrobe is situated
- The two Mexican Pine single beds each measure 200cm x 105cm
- Each bed has a single duvet and two pillows which are both non-feather and a throw. cellular blanket available for each bed
- The centre bedside table has a touch reading lamp
- There is a full length mirror at the end of the wardrobe
- The window has a vertical blind and fully lined curtains
- The beige short pile carpet is of good quality

## **The Bathroom**

- The bathroom is situated on the ground floor
- The light switch for the bathroom is on the left outside the bathroom
- The bath, washbasin and toilet are all white and of good quality
- The door measures 199cm x 69cm and is hinged on the right with the bath behind
- Through the bathroom door on the left is a large airing cupboard which also houses the combi boiler
- The bathroom measures 148cm x 137cm
- The pull cord for the shower is behind the bathroom door
- There is one central ceiling light
- The flooring is blue/beige textured tiles and the walls are tiled (white) to the ceiling
- The full size bath has an electric shower over with a shower curtain
- The washbasin is 79cm high with a mirror and shaver light
- The toilet is 40cm high
- There is a thermostatically controlled radiator with a towel rail over
- There is a roller blind at the window

## **The Patio/Garden**

- The patio/garden is situated at the back of Hollyhocks is accessed from the kitchen utility room by a double-glazed door measuring 200cm x 78cm
- There are 2 steps leading down, the first 20cm high x 24cm deep and the second 14cm down
- The distance from the house door to the door leading onto Queen's Road is 228cm
- The wood baton door leading onto Queen's Road measures 193cm x 88cm and is secured on the inside by two bolts
- The high stone walled Patio area is private and measures approximately 16.5 feet by 11.5 feet plus an additional 3 feet from the end of the kitchen to door leading onto Queen's Road
- There is a wrought iron table and 4 chairs, planters and hanging baskets in the Patio area

## **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 (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 rear door into the patio/garden area then onto Queen's Road
- A Welcome File can be found on the sideboard in the living room to the left leading to the kitchen
- A large selection of leaflets giving information on local places of interest can also be found on the sideboard
- In the second drawer down to the right of the electric oven can be found a file containing information leaflets about the appliances, spare light bulbs and a torch

## **CONTACT:**

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Website: [www.hollyhocksalnwick.co.uk](http://www.hollyhocksalnwick.co.uk)

Open All Year

Weekly Bookings: Friday to Friday

Short Breaks – Subject to Availability:      Friday to Monday      Monday to Friday

### **Future Plans**

- Hollyhocks was refurbished and updated in March/April 2009 so very little if anything should need to be done to the property for several years
- Usual maintenance and attention to detail/cleanliness to maintain the expected high standard of Hollyhocks

**We welcome your feedback to help us continually improve**

**If you have any comments please phone 01665574460 or email [margaret@broomehillfarm.co.uk](mailto:margaret@broomehillfarm.co.uk)**