

## **Access Statement for Woodside Lodge, Hexham, Northumberland**

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### **Introduction**

**This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests and visitors.**

Woodside Lodge is a luxury contemporary retreat with views over forest and farmland, five miles south of Hexham. It sleeps up to two people and has one bedroom, all on the ground floor.

The Lodge was originally constructed during the 1940s, but has been fully refurbished to offer luxury 21<sup>st</sup> century accommodation.

We look forward to welcoming you. If you have any queries or require any assistance, please contact us by telephone or email using the contact information shown in our website at [www.woodsideholidays.co.uk](http://www.woodsideholidays.co.uk).

### **Pre-arrival**

The nearest train station is Hexham, on the Newcastle-Carlisle line.

There is no regular public transport available from Hexham, but Dial-a-Ride offer a service on Tuesdays and Fridays. You need to be a member to use the service. More information can be obtained by phoning 01434 600599 or from [www.adapt-ne.org.uk/transport/dial-a-ride](http://www.adapt-ne.org.uk/transport/dial-a-ride).

Taxis can be booked by telephoning 07949 169191, 01434 602500 or 01434 606464.

The main road outside the Lodge is on a bend, and the kerb can be uneven in places.

Should you require your shopping delivered in time for your arrival, Waitrose, Sainsbury's, Tesco or Asda offer home delivery. The full address for delivery is Mire Meadows, Steel, Hexham, Northumberland, NE47 0HA.

### **Key Collection, Welcome and Car Parking**

Access to the property is through a five bar gate which should be kept closed at all times.

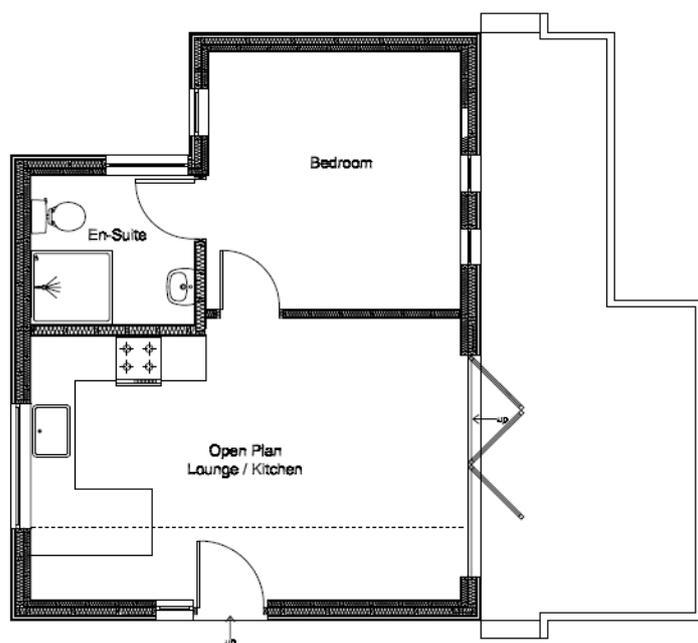
The gravelled drive slopes gently down to the Lodge, past the owners' home which is the stone cottage at the top of the drive.

Parking is available for one car at the bottom of the drive, to the left of the door, and for a further car on the opposite side of the drive. Parking is also available on the roadside.

The parking area is gravelled.

This area is well lit at night by motion sensor lights.

## Floor Plan



## Entrance

There is a step from the gravelled drive on to the timber walkway, which is 15 cm / 6 ins deep.

The threshold to the front door is 11.5 cm / 4.5 ins deep.

The front door is 77 cm / 30.5 ins wide, and leads directly into the living area. This entrance is well lit by a motion sensor light, and the light switches for the interior of the property are on the right-hand side as you enter the Lodge. The whole property is well lit using a combination of ceiling lights, uplighters and table lamps.

An alternative entrance is available to the front of the property via the walkway round to the decking. This walkway is 86 cm / 34 ins wide. Access to the property can then be made via bi-fold doors, which open from 89 cm / 35 ins to 270 cm / 106 ins. There is a threshold 10 cm / 4 ins high.

This entrance is well lit by lights that are switched on inside.

The floor covering inside the living area is wood, with a doormat at the front door and a rug in front of the sofa.

## Living Area

The main room in the property consists of the kitchen / dining area to the rear, and the sitting area to the front.

The kitchen has a small dining area, with two chairs.

The sitting area has a leather sofa with non-feather cushions, a low glass coffee table, a small woollen rug, and a low cupboard housing the DVD player, Freeview box, and a selection of books and DVDs.

There is a widescreen digital television with remote control.

Lighting is natural daylight and, at night, up-lighters with dimmer switches, as well as ceiling spots.

The flooring is wooden.

The outside seating area is accessed via bi-fold doors that open directly on to the decking outside from the seating area. One door can be opened 89 cm / 35 ins wide or all three can be folded back to give an opening of 270 cm / 106 ins.

The threshold between the living area and outside is 10 cm / 4 ins high.

### **Kitchen**

The dining table is fixed to the worktop at one end, and has legs on the other end. It measures 71 cm / 28ins from the floor to the lowest point of table and is 75.5 cm / 29.75 ins high.

There is free space around the table. The space between the table and wall is 68 cm / 26.75 ins wide.

There are two moveable chairs with padded seats that have no arms.

Lighting is natural daylight with pendant lights, ceiling spots and down-lighters over the worktops.

The floor is wooden.

The electric oven door drops down and the handle is 71 cm / 28 ins above the floor.

The hob is induction and is 90 cm / 35.5 ins above the floor.

The worktop and sink are 90 cm / 35.5 ins above the floor.

The microwave is mounted in the cupboard above the worktop and is 150 cm / 59.05 ins from the floor.

The dishwasher is beneath the worktop and the door opens outwards.

The washer-drier is beneath the worktop and the door opens outwards.

The fridge-freezer is beneath the worktop. The highest shelf in the fridge is 48 cm / 19 in from the floor.

Glasses and crockery are stored in a cupboard beneath the worktop.

A smoke alarm is fitted.

### **Bedroom**

There is one bedroom leading from the living area with a zip-link superking bed. This can be converted into two 3 ft wide single beds, if required.

The door from the living area to the bedroom is 76 cm / 30 in wide.

The height of the bed from the top of the mattress to the floor is 63.5 cm / 25 ins.

Lighting is natural daylight with a ceiling pendant and bedside lamps.

The bedding is non-feather hypo-allergenic and the sheets are 100% cotton.

The floor is carpeted.

The space between the bottom of the bed and the wardrobe is 90 cm / 35.5 ins.

The space between the side of the bed and the wall is 80.15 cm / 32 ins on the left-hand side, and 63.5 cm / 25 ins between the bed and the radiator on the right-hand side.

The rear window can be fully opened to form a fire escape.

### **Shower Room**

The shower room is accessed directly from the bedroom.

The door is 76 cm / 30 in wide.

The shower is to the left with a small lip of 4 cm / 1.5 ins on the shower tray. The shower tray measures 120 cm x 90 cm (47 ins x 35.5 ins). There is a glass wall dividing the shower from the rest of the bathroom, and no door.

A grab rail is available on request.

The toilet is 44.5 cm / 17.5 ins high.

The wash basin is 89 cm / 35 ins high.

The bathroom is well lit with ceiling lights and fluorescent strips on either side of a mirrored cupboard.

The lighting on the cupboard is operated by passing your hand beneath the sensor on the base of the cupboard.

The flooring is non-slip tiles.

### **Exterior**

There is a decked area to the west and south sides of the property.

On the west side, this consists of a walkway 86 cm / 34 ins wide with a glass and timber balustrade leading to the decking area.

To the front of the property the decking is 300 cm / 118 ins wide by 208 cm / 81.9 ins, narrowing to 373.38 cm / 12 ft 3 ins by 172.7 cm / 68 ins, with a glass and timber balustrade.

There are planters at various positions around the decking; these can be removed if required.

A garden table and chairs are on the decking. The table is 147 cm / 58 ins in diameter and the four chairs are each 51 x 58.5 cm / 20 x 23 ins.

At the far end of the decking two steps each 18 cm / 7 ins deep lead down to the gravelled barbeque area, where the storage shed is situated. This is available for the storage of guests' bulky items such as bikes, walking clothes, etc. The door is 76cm / 30 ins wide and the step into the shed is 15 cm / 6 ins deep. The space available measures 207 x 84 cm (81 x 33 ins) between the decking and the fence. There is a steep grassed area that can be slippery, especially in wet weather.

The field in front of the property is part of a working farm and at any time may contain livestock (sheep or cattle). There is a wild life pond in the field, which at its deepest point is approximately 50 cm/ 20 in deep.

### **Additional Information**

All areas in the cottage have good colour contrast between the floor, doors and walls. Doors, skirting boards and doorframes are oak and the walls are cream. The flooring is wooden in the living area, carpet in the bedroom, tiled in the bathroom, and wooden on the exterior decking.

Mobile phone reception is good.

The nearest general hospital, with an A & E unit, doctor's surgery and chemist, is in Hexham, 5 miles away. Further information is in the welcome folder.

### **Contact Information**

Neil and Gill Whatmough

Woodside Lodge, Mire Meadows, Steel, Hexham, Northumberland, NE47 0HA

Telephone 01434 676949

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

Location Ordnance Survey Sheet OL43; grid reference NY92932 57738

Local Carers Carers Northumberland, 01670 320025

Local Equipment Hire DLD Equipment Hire, 0191 409 3067

Red Cross Mobility Aids, 0191 273 7961

Local Accessible Taxi Batey's Taxis, 01434 693202

Local Public Transport Dial-a-Ride, 01434 600599

*Please note you need to be a member to use this service- more information can be obtained by phoning 01434 600599*

*Revised August 2018*