

# **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 Guests are encouraged to visit the Visit Alnwick and Visit Northumberland websites for further information on the local area.

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 access house keys from the wall key safe.

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 right there is a cupboard (behind slatted doors) where the Welcome Folder, information leaflets about events and places of interest in the local area and a Guest Book can be found.

In the bookcase there are games, books (both local interest and fiction) and information booklets for Guests' use.

In the main sitting area of the living room are 2 two-seater leather sofas, a TV, DVD player, an I-pod dock, WiFi, a nest of tables and a lamp.

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 caffitieres.

In a file in the third drawer down next to the cooker are the instructions for the appliances.

### 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 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 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 in the cupboard on the right as you enter the living room.

A large selection of leaflets giving information on local places of interest can also be found in this cupboard

In the third drawer down to the right of the electric oven can be found a file containing information leaflets about the appliances.

## **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 has recently (September 2014) been purchased by Karen Clarke and Peter Branney. We plan to maintain the high attention to detail, cleanliness and comfort set by Mrs McGregor, the previous owner.

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

**If you have any comments please phone 01314660036 or email [karenpclarke@hotmail.co.uk](mailto:karenpclarke@hotmail.co.uk)**