

BOATHOUSE.

INTRODUCTION.

The Boathouse is a 2 storey one bedroom Oak framed building. Standing on the lakeside surrounded by woodland within the grounds of Middleton Hall.

The accommodation is all located on the first floor in an open plan layout and to the ground floor there is the washroom and private patio area overlooking the lake.

We trust the information provided in this statement is both accurate and helpful for you to assess the suitability of the property for a holiday venue.

PRE-ARRIVAL.

*Within our website www.exploremiddletonhall.co.uk we have a detailed and comprehensive site which includes full accessibility for on-line booking.

* Bookings can also be made over the telephone and we are happy to discuss and clarify any points with you.

* A bus stop is located to the entrance of Middleton Hall, which is approximately 550m from the Boathouse.

*This service connects to Berwick upon Tweed (North bound) and Alnwick, Newcastle(South bound).

*Main line train service connects to Berwick upon Tweed which is a 15minute drive to Middleton Hall.

* WE can arrange both a car-hire and taxi service if required.

* A welcome pack will be included and food can be delivered to the Boathouse.

ARRIVAL AND CAR PARKING FACILITIES.

*The private car park directly off the private road of the Hall will accommodate 1 large vehicle. Additional parking available at the main hall car park some 180m away.

* The surfaces are Tarmac which are flat and level.

*External sensor lighting is located from the car park through to the main entrance.

* A timber decking platform 3.5m x 3m leads off the car park onto a 1m timber walkway 38m long incorporating 7 steps to a height of 175mm leading onto a flat and level stone paved area.

* External oak staircase 1.2m wide with 17 steps of 170mm high with tread width of 270mm lead to the first floor balcony.

*Mains operated smoke detection system is installed to the property.

MAIN ENTRANCE.

* The entrance doors are double with a clear width of 1.420m with a step up of 60mm.

*This leads directly into the open plan layout of the building.

* Photographs are available on the website which will clearly identify the layout.

* Oak flooring to the lounge dining and bedroom areas.

KITCHEN

*Access is through an open area of 730mm

* Clear space between units of 1.420m x 2.900m

* Photographs within the web-site will clearly identify the lay out.

*Work top height is 900mm

* Wall unit height is 1.410 from floor level.

* Built in under worktop electric cooker with 2 drop forward doors with access to both sides.

* Electric built in hob to worktop directly over cooker.

* Sink is "in-set" into worktop 900m high with lever handle single tap.

* Hard decorative flooring by Karndean.

* Wall lights and Under lighting to wall units.

DINING AREA.

* Oblong table 900mm x 1.2m extending to 1.6m with 4 chairs. On 4 corner legs.

* Table height 790mm with clear under space of 640mm.

BEDROOM AREA.

1 King sized bed 600mm High with minimum clear space of 1m around bed.

- * Bed screened off from dining area.
- * Good lighting with table lamps switched to main lighting to allow switching from bed.
- * Walk in double wardrobe with full width hanging rail 1.5mm high.

BATHROOM.

- * Free standing bath 640mm high.
- * Shower unit 1.2m x 800mm step in height of 120mm with fixed head and sliding rail.
- * W.C height of 460mm.
- * Good even lighting by wall lights and mirror incorporating shaver socket.
- * Hard decorative flooring by Karndean.

GARDEN

Hard stone paving flat and level to the right hand side and directly below the first floor accommodation.

Timber decking area leading from patio area flat and level 4.8m x 2.4m

INFORMATION.

- * Information folder in large print within the property.
- * Full induction of the property will be provided on arrival.
- * Within all areas of Middleton Hall estate a no smoking policy is applied.
- * No pets other than service dogs are welcome- Please inform us upon booking.

CONTACT INFORMATION.

ADDRESS: BOATHOUSE. MIDDLETON HALL. BELFORD NE70 7LF

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EMAIL: lore@exploremiddletonhall.co.uk

Website: www.exploremiddletonhall.co.uk

Hours of operation : Phones 9.00 – 5.00 pm all week.

Local public transport numbers:

Bus : 0191 2611779

Train: 0845 7484950

Local accessible taxi Border Cabs 07769 515915

We welcome your feedback to help us continuously improve if you have any comments please phone 01668 219 677 or email us at:

lore@exploremiddletonhall.co.uk