

LAKE COTTAGE.

INTRODUCTION.

Lake Cottage is a 3 bedroom detached single storey building with its private garden surrounding the property within the grounds of Middleton Hall. 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 240m from Lake Cottage.
- * 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 Lake Cottage.

ARRIVAL AND CAR PARKING FACILITIES.

- * The private car park will accommodate 2 large vehicles and hard standing is available for a third vehicle.
- * The surface is of rolled gravel, which is flat and level 7m x 6.6m
- * External sensor lighting to car park and walkway to main entrance.
- * 4m from the car park is the entrance to the garden through a timber picket gate 1m wide clear space with one step up being 125mm.
- * The path to the entrance of the cottage is stone paved, flat and level 19m long.
- * Mains operated smoke alarm system fitted to property.

MAIN ENTRANCE.

- * The entrance doors are double with a clear width of 1.520m one step up being 150mm.
- * The hallway has clear space of 1.4m wide.
- * Hard decorative flooring by Karndean.
- * All reception, bedrooms and bathrooms lead off this hallway.
- * Washer/dryer located in washroom off hallway.
- * Under floor heating through out the property controlled by independent thermostats.

KITCHEN DINING AND LIVING ROOM.

- * These areas are open plan within one area. Photographs within the web site will clearly identify the lay out.
- * One door leads into this area being 730mm clear width.

KITCHEN.

- * Kitchen area access point is 1.550m wide and clear depth of 2.3m between kitchen units.
- * 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 900mm high with lever handle single tap.
- * Hard decorative flooring by Karndean.
- * Good evenly spread spotlights to ceiling and under lighting to wall units.

DINING AREA.

* Oblong table extendable 6 chairs 2 leg units set 400mm in from end of table. 1.8m long x 960mm wide x 740 high. Clear under space height from floor being 640mm clear space around table being minimum 900mm.

* Medium pile carpet to floor area.

LIVING AREA.

* One triple, one double settee and one single chair all movable with arms.

* Occasional furniture movable.

* There is minimum free space around all furniture on 1m.

* TV has remote control for D.V.D also.

* Medium pile carpet to floor area.

BEDROOMS

NO 1

* Fitted with King size bed height from floor 650mm clear space of 1.500m around bed.

* Entrance door clear width 730mm.

* Private en-suite with 1.2 x .8 shower unit with fixed and sliding rail. One step in 220mm high.

*W.C. height 450mm.

* Good lighting throughout with table lamps to either side of bed and switch to turn main light off whilst in bed.

* Flooring medium pile to bedroom hard decorative flooring by Karndean to en-suite.

* Full Height double doors to wardrobes and set of drawer unit.

NO 2

* Fitted with Double sized bed height from floor 550mm clear space of 1.6m around bed.

* Entrance door clear width 730mm

* Good lighting throughout with table lamps to either side of bed and switch to turn main light off whilst in bed.

* Flooring medium pile carpet.

* Full height double doors to wardrobes and set of drawer units.

NO 3

* Fitted with double sized bed height from floor 500mm. Clear space of 700mm around bed.

* Entrance door clear width 730mm

* Good lighting throughout with table lamps to either side of bed and switch to turn main light off whilst in bed.

* Flooring medium pile carpet.

* Full height double doors to wardrobes and set of drawer units.

MAIN BATHROOM.

* 1700MM X 900 at widest point shower/bath access height 540mm with integral shower screen to side of bath. (Movable)

* Shower unit within bath on sliding rail.

* W.C. height 450mm with clear space only to left of 900mm

* Clear space of 1.4m x 1m between sanitary ware.

* Hard decorative flooring by Karndean.

* Good evenly spread lighting by spotlights.

* Entrance door clear width of 730mm.

GARDEN.

* Hard paved area 3m x 2.8m with garden furniture and chairs.

* Large area of grass to 3 sides of the property.

* Level access to all external areas.

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.

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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:

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