

Britannia House and The Cottage: Access Statement

INTRODUCTION

Britannia House and The Cottage are eighteenth-century stone-built cottages, which originally formed one of Holy Island's public houses, The Britannia. While having great charm and character, they do present access difficulties. Some doors are narrow, the stairs are steep, and in places there is limited head room. All bedrooms are on the first or second floors.

Pre-arrival

Details of the cottages may be found on our website, from which you have accessed this document. The website gives full details of the accommodation, and lists prices and availability. Bookings can be taken online or via the telephone. Payment is by cheque.

Arrival and car-parking facilities

Arrival times are affected by the tides, and visitors are given details of safe crossing times on their arrival day in the joining instructions.

Once on the Island, visitors may drive to the properties, and park on the lane directly outside. Although the parking is not owned by us, by common consent the lane outside the house is for the use of our tenants.

Other visitors to the Island are required to use the Island car parks, so there is little traffic in the village itself. It is safe for children and those with mobility problems.

If we are not there to greet visitors, they can access the key from a key box outside the front door, using a combination supplied in the joining instructions. The key box is 135 from the ground, and a torch may be needed for visitors arriving after dark.

Once in the cottage, visitors find a welcome tray with tea and home made cake. The Welcome information about the cottage is displayed on a notice board in the kitchen, and further information is available in two files.

For those coming by public transport, Berwick railway station is 15 miles away, and there is a bus from the railway station on Saturdays, and on other days in the summer season. The bus stops immediately outside the cottages. There is also an Island taxi service – details are given in the cottage.

BRITANNIA HOUSE

Main entrance

The front door is accessed via a paved level footpath from the lane. The front door is 190 x 83 cm. Once inside the door, there is a small hallway measuring 165 x 105 cm, with the stairs leading up directly in front, and doors to the sitting room on the right and to the kitchen on the left. These doors are, respectively, 190 x 85 cm and 200 x 76 cm.

There are 11 stairs to the first floor; riser height is 20 cm. A flight of 10 stairs leads to the second floor, and the riser height is again 20 cm.

Sitting room and dining room

SITTING ROOM

- Seating: two three-seater sofas and one armchair. Round table in the bay window with two dining chairs.
- Floor covering: laminate.
- Lighting: overhead spots, wall uplighters, pendant over table.

DINING ROOM

- Accessed from the kitchen, with two steps up. Door 190 x 76 cm.
- Seating: extendable table with six dining chairs.
- Floor covering: laminate.
- Lighting: overhead spots, floor lamp.
- Door with small step to outside courtyard, with metal garden furniture.

Kitchen

- A galley-style kitchen with floor and wall fitted units, and single basin sink with drainer.
- Appliances: electric cooker, microwave cooker, electric toaster, electric kettle, fridge, freezer, dishwasher.
- Floor covering: laminate.
- Lighting: overhead spotlights.

Laundry

Front-loading automatic washing machine in dining room. Sensor tumble dryer in kitchen.

Bedding

All mattresses have a waterproof cover and additional synthetic mattress cover. Duvets and pillows are synthetic anti-allergy. Linen is cotton/polyester mix. Towels are organic cotton.

Bedroom one

- Door 70 x 190 cm. Kingsize double bed, measures 50 cm from top of mattress to floor.
- Front-opening built-in wardrobe, chest of drawers, bedside tables.
- Floor covering: light beige carpet.
- Lighting: bedside lights, pendant overhead light.

Bedroom two

- Door 70 x 190 cm. Bunk beds, 3 ft wide, 75 cm clearance between lower and upper bunk.
- Wardrobe with shelf space.
- Floor covering: light beige carpet.
- Lighting: small ceiling spots, bedside light, shelf light for top bunk.

Bedroom three

- On second floor, in loft with a steeply pitched ceiling. Door 65 x 180 cm. Two single beds, 40 cm from top of mattress to floor. Built-in cupboards. Additional storage in chest of drawers on landing.
- Floor covering: light beige carpet.
- Lighting: small ceiling spots, bedside light.
- Bathroom one: first floor.
- Bath with electric shower over, and clear shower screen. Bath height is 50 cm, with two grab rails on the bath. Wash hand-basin, with mirror cabinet. Toilet 10 cm from wall. Electric towel rail and radiator.
- Floor covering: non-slip light beige linoleum.
- Lighting: overhead pendant light.
- Bathroom two: second floor.
- Shower cubicle 65 x 180 cm. Small wash hand-basin, toilet 15 cm from wall. Radiator and towel rails.

- Floor covering: non-slip light beige linoleum.
- Lighting: small ceiling spots.

THE COTTAGE

Main Entrance

The front door opens off the lane. It is 175 x 95 cm. It leads into a corridor 115 cm wide. At the end of the corridor, there is a narrow door into the sitting room to the right measuring 190 x 68 cm, and to the left a corridor, narrowing to 78 cm wide, to the downstairs bathroom. The bathroom door is also narrow, 190 x 68 cm.

Sitting/dining room

- Seating: two-seater sofa, two armchairs. Dining table with four chairs.
- Floor covering: laminate.
- Lighting: wall uplighters, pendant, floor lamp.
- Step up to kitchen, through narrow low doorway, 68 x 170 cm.

Kitchen

- A galley-style kitchen with floor and wall-fitted units and single basin sink with drainer.
- Appliances: electric cooker, microwave, dishwasher, electric toaster, electric kettle, fridge, freezer (in outside shed).
- Laundry: front-loading washing machine, tumble dryer.
- Floor covering: light beige linoleum.
- Lighting: overhead spot lighting.

Stairs to first floor; 13 stairs with a riser height of 15 cm.

Bedding

All mattresses have a waterproof cover and additional synthetic mattress cover. Duvets and pillows are synthetic anti-allergy. Linen is cotton / polyester mix. Towels are organic cotton.

Bedroom one

- Door 70 x 190 cm. Very spacious room with kingsize double bed, 50 cm from mattress top to floor. Built in wardrobe. Chest of drawers.

- Lighting: bedside lights and ceiling spotlights.
- Floor covering: light beige carpet.
- Ensuite shower room. Large shower with trifold door, toilet and basin. There is a step up to the shower, with no hand rail at present. Mirror with shaver point.
- Lighting : ceiling spotlights
- Floor covering: non slip light beige linoleum

Bedroom two

- Door 70 x 190 cm. Twin beds, 50 cm from mattress top to floor. Chest of drawers, wardrobe.
- Lighting: bedside lights and overhead pendant light
- Floor covering: light beige carpet.

Bathroom

- On ground floor. Door 70 x 190 cm.
- Bath with overhead electric shower; bath 50 cm high. Toilet 10 cm from wall. Wash hand-basin with mirror over.
- Floor covering: linoleum
- Lighting: ceiling spotlights.

ADDITIONAL INFORMATION

If you need more information about access relating to either of the cottages, please get in touch with us – we will be very pleased to assist. Our phone is 01665 589322 – ask for Katharine or Michael Tiernan. Or email kmtiernan@googlemail.com