

Access Statements for:-

Low Dover Bed & Breakfast, Low Dover Self Catering.

and Seashells Cottage Self Catering

Low Dover and Seashells Cottage aim to cater for the needs of visitors in our properties situated at Beadnell, Northumberland.

Sorry no pets, divers or children. 100% No Smoking.

Low Dover, situated on Harbour Road NE67 5BJ next to the beach

Seashells Cottage is located at 8 Meadow Lane NE67 5AJ

The website www.lowdover.co.uk has an abundance of information and photographs of all accommodation rooms, both at Low Dover and at Seashells Cottage. There are also images of the gardens and locale, including some aerial photos.

Guests are greeted at the entrance hall, and shown to the reception lounge and breakfast room.

The accommodation is all ground floor and all pavements are flagstones or concrete. There is subtle illumination around the pathways of the properties, and at each entrance to a guest accommodation room. Each accommodation has a patio with patio furniture, and views into the gardens.

We endeavour to provide cleanliness and presentation of the highest standards.

All rooms have ceiling, wall, table lights, and also emergency lights. Customer safety and comfort are priority considerations.

Guests may choose from the following five accommodation types, all of which have the same levels of comfort, opulence, character and attention to detail.

1 **Rose Bed and Breakfast Suite**

King size bed, single bed, three piece suite, en suite shower room.

2 **Peach Bed and Breakfast Suite**

King size bed, two seat settee, en suite shower room.

3 **Low Dover Apartment self catering**

One double bedroom, en suite shower room, lounge, and conservatory.

4 **Low Dover Caravan Holiday Home**

Entrance hall, lounge, dining area, kitchen area, bath/shower room with W.C., double bedroom and single bedroom.

5 **Seashells Cottage, situated at 8 Meadow Lane**

Entrance hall, double bedroom, single bedroom, lounge and through dining room, kitchen, bath room with toilet, and shower over the bath.

If you have any specific questions please feel free to telephone 01665 720291 or email enquires@lowdover.co.uk and we will endeavour to help. Large print Breakfast Menus are available.

Public telephone, 50 metres - Low Dover, 250 metres -Seashells

It is twelve minutes walk from Low Dover, and two minutes from Seashells Cottage, to Beadnell village.

Here you will find one hotel, one public house, the Post Office with general dealer shop, and the Fish & Chip takeaway.

Enquiries & Reservations

Enquiries can be made by sending a completed form on the lowdover.co.uk website, or contact by email or telephone.

A response is given as soon as possible, and a comprehensive brochure will be posted if requested.

Reservations are secured by the payment of a deposit by card details, cheque, or cash. An invoice showing the deposit payment and the details of the reservation is generated and then posted. An email can also be sent if required.

Pre arrival

The brochure, and the website, denote a map with clear directions to Low Dover, and to Seashells Cottage. Guests are advised where to park on arrival. Thereafter, a specific parking place is allocated for the duration of their stay, one on the front driveway, and three in the rear gardens.

There are two car spaces on Seashells Cottage driveway.

The nearest bus stop is ½ mile, and the railway station is 4 miles.

There are two taxi firms that operate from Seahouses, 3 miles away.

Arrival

On arrival, guests are welcomed into the reception lounge, and shown the breakfast room. Local information is offered then, or latter if required.

When guests are comfortable and it is the appropriate time, guests are offered assistance with luggage and are accompanied to their accommodation.

All facilities are explained where necessary, and guests are informed as to how to contact us if needed at any time. The allocated car park space is explained and shown.

If there are special circumstances, car park positions can easily be changed to suit.

Locale information

Beadnell is a quiet and peaceful village with an 18th century harbour that uniquely faces due west. The sandy beach curves for three miles, with beautiful dune habitat and wildlife, and is essential for walking.

Seahouses, 3 miles north of Beadnell, has a variety of restaurants, pubs and shops including a chemist. There is also a medical centre. Other places of interest include:- leisure centre, golf club, crazy golf, bowling club, boat trips to Farne Island and Holy Island (Lindisfarne)

Low Dover specific dimensions:-

Front driveway, tarmac, with slight slope.

3 metres to front door, opening 75cm.

Two steps up, each 13cm rise, 58cm tread

Hallway 3.5m x 1.25m Ceramic tiled and with rug.

Inner hall door self closing, 70cm opening.

Reception lounge, 4.5m x 4.5m carpeted

Three seat settee, two armchairs, all high backrests, seat height 40cm. Coffee table 90cm x 45cm, 40cm high.

Ornate fireplace with wood burning stove.

Breakfast room, 4m x 4m Carpeted

Refectory oak dining table height 70cm Six upholstered dining chairs seat height 50cm, high backrests.

Three seat settee, one armchair, all with high backrests.

Rose Bed & Breakfast Suite 5.07m x 4.456m Carpeted

Approached by level path from front drive,

or from the rear gardens via a concreted ramp or two steps (each 17cm rise and 50cm tread)

Car parking is on garden lawn, 8 metres from Rose Suite
Patio then patio door 1.52m wide, opening 57cm, step up 8cm

Ceramic tiled entrance 1.6 x 1m

Bedroom with king size bed and single bed, each 65cm high

Wardrobes to bed 60cm, bed to bed 60cm, bed to wall 40cm

Three bedside tables at 60cm height.

Four door mirrored wardrobes, with chest of drawers.

Two seat settee and an arm chair, all with arm rests and high backrest, seat height 43cm.

Dressing table height 80cm and upholstered seat with backrest, seat height 43cm.

Amenities cabinet, height 80cm, for welcome tray, kettle & mini-fridge, also for TV, DVD and Freeview, each with remote control.

Remote control for ceiling light, which can also be dimmed.

En suite Ceramic tiled 1.5m x 2.5m, door opening 60cm

Toilet seat height 45cm, basin height 80cm

Shower tray 120cm x 70cm, sliding glass door opens 46cm

Step up 23cm & step down 20cm to tray surface

Peach Bed & Breakfast Suite 4.8m x 3.35m Carpeted

Approached by level path from front drive.

Car parking is on the drive, 4 metres from Peach Suite

Patio then patio door 1.52m wide, opening 49cm, step up 20cm

Ceramic tiled entrance, 1.75m x 0.8m, the archway 74cm wide

Bedroom with king size bed 65 cm high wall to bed 1.2m, bed to wall 40 cm

Two bedside tables at 60 cm height.

Four door wardrobes, and wall cupboards.

Two seat settee, arm rests & high backrest, seat height 40 cm.

Dressing table height 80cm and upholstered stool with backrest, seat height 47 cm.
Coffee table height 42cm

Cabinet, height 80 cm, for welcome tray, kettle & mini-fridge.

TV, DVD and Freeview each with remote control, on moveable shelf at 2.3m height.

En suite 2.4 x 1.1m Ceramic tiled

Toilet seat height 45cm, basin height 80cm

Shower tray 120cm x 70cm, sliding glass door opens 43cm.

Step up 30cm & step down 15cm to tray surface.

Low Dover Apartment 10.5m x 4.4m Carpeted

Comprising en suite double bedroom, lounge, galley kitchen, and conservatory.

Approached by level path from front drive,
or from the rear gardens via a concreted ramp or two steps (each 17cm rise and 50cm tread)

Car parking is on the garden lawn, 4 metres from Apartment

Conservatory - Patio then conservatory 4.5m x 3.06m

Patio door 2m wide, opening 86cm, step up 17cm

Ceramic tiled entrance 2m x 1m then carpeted

Two seat settee & two chairs, with armrests and high backrests.

Dining table, circular 1m & height 75 cm, 4 dining chairs of which 2 have arms, all with backrests cushion pads.

Coffee table, octagonal, 95cm x 50 cm and height 40cm.

Conservatory back wall is a 5m patio door that opens 86cm.

This separates the conservatory from the lounge.

Lounge – 5.08m x 3.05m **Carpeted.**

Two seat settee & two chairs, with armrests and high backrest. Seat height 70cm.

Coffee table, circular, 65cm diameter and height 46cm.

Mahogany carved fireplace with hearth, coffee table at one end of the settee.

Corner cabinet, height 42cm for TV, DVD Video and Hi-Fi, all with remote controls.

Galley kitchen 3.05m x 1.5m Ceramic tiled floor.

Bench height 90cm over dishwasher, next is electric ceramic oven, then tall fridge/freezer.

Microwave on wall shelf at height 1.03m

Bedroom 4m x 3.2m Carpeted

Entrance through stone archway, opening 90cm.

Step down 20cm

Double bed, height 60cm,

Two bedside tables 42cm sq & height 57cm

Wall to bed 1.38m, then bed to wall 1.14m

Four door wardrobes, and wall cupboards.

Vanity unit, 92cm x 50cm, with basin, height 78cm.

Half circular dressing table 60cm diameter, height 70cm and upholstered seat with backrest, seat height 43cm.

Ottoman cabinet, 95cm x 40cm & height 45cm, upholstered.

Captains Chair, circular 45cm with backrest, seat height 45cm, upholstered.

En suite 2,55m x 1,22m Ceramic tiled

Sliding door to en suite, opens 60cm.

Toilet seat height 45cm.

Shower tray 89cm x 89cm, step up 30cm, step down 30cm

Low Dover Caravan Holiday Home 12m x 4m

Comprising double bedroom, single bedroom, lounge, kitchen and dining areas, and bathroom with shower over bath

Approached by level path from front drive, and around the property, up the gentle ramp, across patio, then across the lawn.

Car parking is on the garden lawn, 2 metres from the caravan.

Patio then two steps, each 20cm rise & 48cm tread.

Caravan entrance door 56cm opening.

Carpeted hallway 70 cm wide, turns 90 degrees to double bedroom, single bedroom, and bathroom.

Lounge 3.66m x 3.66m Carpeted

Three seat settee, three armchairs, seat height 41cm, and all fixed positions. Three fixed corner units, height 41cm

Upholstered stool, seat height 41cm.

Oblong coffee table, 100cm x 40cm. height 41cm.

Wall unit with sideboard, height 70cm, for TV, DVD, Video and Hi-Fi. All provided with remote controls.

Fire place with electric fire on hearth. Switches at 41cm height.

Door to garden from lounge, two steps down, each 20cm rise & 48cm tread

Dining area 2.3m x 2.14m Carpeted

U shaped upholstered bench seating with backrests, seat height 49cm, arranged around square table, 88cm x 88cm on centre post height 69cm

Dehumidifier, moveable

Kitchen 2.6m x 1.52m Linoleum

Entrance from hallway, 61cm, or from lounge, 65cm, is open with no doors.

This galley kitchen is open to the dining area.

Bench height 90cm, has fridge/freezer compartment, below.

Welcome tray, microwave, toaster etc on bench.

Wall cupboards fixed above bench.

Full size gas cooker with four hobs.

Gas heated boiler, 2m from floor and above bench, and on wall, provides instant hot water for sink, bath, shower and basin.

Double bedroom 3.66m x 3.66m Carpeted

Door opening 50cm. Wall to bed 80cm, bed to wall 43cm.

Bed height, 60cm. Two bedside tables, 40x40cm height 60cm.

Dressing table height 70cm, stool height 46 cm.

Two door wardrobes, and wall cupboards over the bed.

Single bedroom 2.75m x 1.75m Carpeted

Single bed height 60cm.

Bedside cabinet 40cm x 30 cm, height 60cm.

Wall to bed 40cm, bed to wall 40cm

Dressing table height 70cm, stool height 46 cm.

Two door wardrobes, and wall cupboards over the bed

Bathroom 2.14m x 1.12m Linoleum

Half size bath, 1.12m x 0.6m, with shower over bath

Height of bath side, 0.5m, to step over.

Toilet seat height 45cm, basin height 80cm

Mirrored cabinets above basin.

Seashells Cottage

Approached from Harbour Road, onto Longstone Crescent, that follows on to Meadow Lane. It is opposite to the entrance to Longstone Park/Close.

Driveway 3.4m wide for two cars is tarmac with slight slope. Concrete paths 90cm wide surround the cottage.

Step up 10cm onto path, 90cm wide and 4.5m to porch.

Step up 13cm into porch, 1.7m x 1.5m

Step up 18 cm through front door opening 78cm wide.

Entrance hall 1.85m x 1.80m Carpeted

All doors off opening 75cm

Side table 1m x 40cm, 80cm height

Lounge 4m x 3.66m Carpeted

Two seat settee and two armchairs, seat height 43cm all with armrests and high backrests. Coffee table 120cm x 52cm and 470cm high.

Corner cabinet, height 60cm for TV, DVD Video and Hi-Fi, all with remote controls. Nest of tables 48 cm high.

Mahogany carved fireplace with hearth.

Dining Room 3.66m x 2.4m Carpeted

Circular oak table, 111cm diameter, 76cm high. Four upholstered high backed oak dining chairs.

Welsh dresser 105cm x 40 cm, and 79 cm to bench top.

Double Bedroom 3.66m x 3.66m Carpeted

Double bed height 59 cm.

Two bedside cabinets 45cm x 45cm and 50cm high.

Two wardrobes, and cupboards that bridge the bed.

Dressing table 180cm x 46cm and 70 cm high, TV on it.

Upholstered stool, 32cm x 32cm and 55cm high.

Twin Bedded Room 3.66m x 2.8m Carpeted

Two pine beds each 90cm wide and 45cm high, separated by bedside cabinet 46cm x 46cm and 50cm high.

Wall to bed 55cm, bed to bed 60cm, bed to wall 60cm.

Two wardrobes, and cupboards that bridge the bed.

Corner dressing table 40cm x 40cm and 70 cm high

Stool 45cm high

Bathroom 2.5m x 1.8m Ceramic tiled

1.5m x 75cm bath with bulge end for shower over the bath with bowed glass screen.
Bath height 0.52m

Toilet seat height 45cm, basin height 80cm.

Kitchen 3.9m x 2.45m Linoleum

Bench 3.9m x 60cm and right angle turn for 1.5m.

Dishwasher below bench and microwave on top.

Upright tall fridge freezer.

Back door opens outward, opening 75cm.

Two steps down, each 15cm drop and 42cm tread

Back Garden:-

Patio 3.7m x 2.4m Concrete

Patio circular 3.5m diameter Flagstones.

Patio table and high backed patio chairs with arms.

Front and back gardens are gravelled, and have decorative concrete stepping stones, spaced at 30cm.

Garden wooden bench seats have arms and seat height 36cm

Enquire only at Low Dover for Low Dover & Seashells Cottage

Contact Information

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If not at home, the telephone diverts to my mobile, or an answerphone is turned on.

Email: enquiries@lowover.co.uk

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