

## National Trust Cottages Accessibility Guide



### **Rothley Lakehouse**

Address: Rothley Lakehouse, Longwitton, Morpeth, NE61 4JY

Ref: 020038

### **Introduction**

Rothley lakehouse is a two-storey cottage that sleeps 16 people. It is few miles along towards Rothbury from the Wallington estate and sits within its own grounds, with a private lake. It is accessed straight off the main road through a gate way onto the driveway. The property has a very big fenced off garden with the lake to the left and a dog walking area to the back of the property. It is also surrounded by lots of woodland and grassy areas. There are a few outbuildings onsite, some of which are in an enclosed Operations Area (Staff only). There plenty of parking for 8 plus cars. To the back of the property there is a patio area with outside dining furniture.

Heating – the heating is run off heating oil which supplies the boiler.

The Cottage is arranged as follows:

The house (main entrance) has a porch, hallway, 5 reception rooms plus kitchen, utility room, boot room, second porch with front door, 9 bedrooms and 4 bathrooms and 2 separate toilets. The annexe, linked by the utility room and boot room has 3 bedrooms (one of which is ground floor) and 2 bathrooms. Outside is a pair of brick garages which can be used by guests to store bikes etc.

Please see "Getting around the cottage" for more details.

## **Pre-Arrival**

- See the main webpage for booking and location details.
- Please contact us prior to booking if you have any specific access requirements.
- Directions provided with booking.
- Bring a torch if arriving in the dark.

## **Approach**

The cottage is just along the B6342 about 3 miles from Scots Gap. The entrance to the property is straight off the main road and is through a gate way then up the driveway. There is parking for up to 8 cars on hardcore. There are different entrances to the property each with key coded boxes, the main entrance, the side entrance, and the back door. The property is surrounded by woodland and stands in its own grounds.

## **Arrival & Parking Facilities**

The property is in its own grounds so has lots of parking outside of the property. It has a gated driveway and is surrounded by fields and woodland so is secluded. To the left of the property is a lake. There are 3 entrances, and you get all the way around the outside of the house.

## **Getting in (and out) of the cottage**

- Driveway gate.
- External front door is off a porch, it is 103cm wide and has a head height of 210cm. This then leads into another hallway and doorway which is 88cm wide and 210cm high.
- The side (second front) door has one step up to 11cm high and 11cm deep. This leads to an external door 84cm wide and 197cm high.
- Internal door from side door is 82cm wide and 197cm high.

- The back door is an external door 86cm wide and 198cm high which leads straight into the utility room.
- From the front door is wood flooring.
- From the side door is matt carpeting and laminate tiled flooring.
- From the back door is matt carpeting and laminate tiled flooring.

## **Getting around the cottage**

- The cottage is spread over two levels. Once through the external front door is entrance porch with a boot storage shelf and coat hooks. This then leads onto another doorway.
- Once through the porch there is a big hallway with two chairs, side table and a lamp.
- The first room to the left is a sitting room with a tv and log burner.
- The next room is a drawing room which has an open fire and a big bay window overlooking the lake, with two chairs to admire the view.
- At the end of the hallway is a very large dining room containing a solid wood table and a log burner. Leading off from the dining room is a conservatory with doors leading to the patio area.
- Following on to the right of the dining room is a staircase leading to upstairs.
- Once upstairs, to left is a double room containing a double bed. Next along is a bathroom with a separate bath, shower, toilet and sink.
- Further along the corridor is another bathroom containing a bath, shower and a sink.
- Next room along is a twin room containing two single beds.
- The last room is another bathroom containing a toilet and sink.
- Straight ahead is a single room containing a single bed.
- To the right at the top of the stairs is another twin room containing two single beds that can be turned into a super king bed.
- Following along from this is another double room contain a king bed.
- Last along the corridor is another double bedroom contain a four-poster king bed.
- Back down the stairs and standing at the front door looking into the hallway, to the right of is a doorway leading to anther hallway. There is a toilet in the right hand corner containing a toilet and sink.
- Halfway down the corridor to the left is an under stairs cupboard.
- At the very end of the corridor on the right-hand side is the doorway leading to the kitchen. To back of the kitchen is another doorway to a room with shelving containing picnic supplies and the oil boiler.
- Halfway down the hallway to right hand side is a doorway leading through to the breakfast room which has a table in the middle of the room and a cupboard containing a tv.
- Through the breakfast room is a utility room containing a washer, dryer, second dishwasher and a sink with bench space.
- At the back of the utility is a bathroom containing a shower cubicle, a toilet and sink.

- To the left of the utility is the back door leading out to the garden.
- To the right is another doorway leading into the boot room.
- Once in the boot room to right hand side is a doorway to another bedroom containing a super king bed.
- Going through the boot room is a second doorway. This leads to a staircase, another bathroom and the side entrance via another porch.
- The bathroom contains an over bath shower with glass screen, a toilet, and a sink.
- The top of stairs has a small landing. To the left is a double room and to the right is a single room.

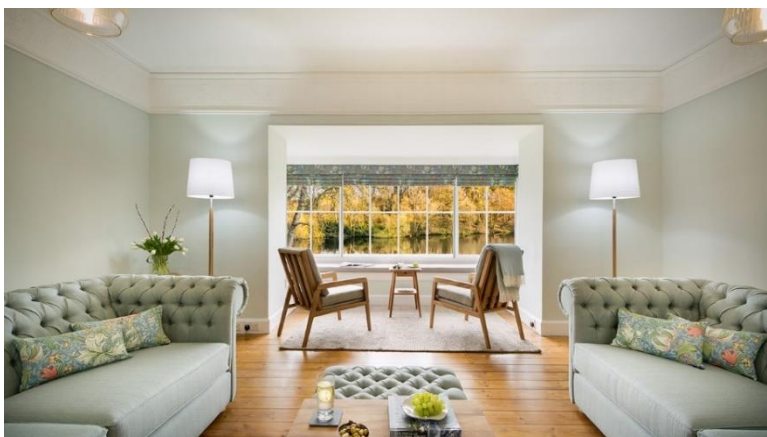
## Snug



The sitting room leads of the main hallway, the doorway is 92cm wide and 210cm high.

- There are two sofas 45cm in height.
- The coffee table is 41cm in height.
- There is one side table 52cm in height.
- There is a tv with a DVD player on wooden tv stand.
- There is one main ceiling light and two free standing floor lamps.
- There is a log burner set up on a stone raised area.

## The drawing room



The drawing room also leads of the hallway, the doorway is 210cm high and 92cm wide.

- There are two sofas 42cm high.
- There are two chairs 46 high.
- There is one small tables 59cm high.
- There is the main light and two free standing floor lamps.
- There is a middle table 35cm in height.
- There is a digital radio in the corner of the room.

- There is an open fire at the front of the room.

## Dining room



The dining room is at the far end of the corridor. The doorway is 94cm wide with a head height 210cm.

- Large wooden table that seats 16, 78cm in height.
- 16 cream chairs 43cm.
- Sideboard with

cupboard space and two drawers 53cm in height

- Side table 76cm in height.
- Wine rack in the corner of the room.
- Log burner at the side of the room.
- One main ceiling lamp with three free standing floor lamps.

## Conservatory



The conservatory is at the back of the dining room. There are two double French doors. At the back of the conservatory there are more French doors leading out onto the patio area.

- Two wooden wicker chairs 45cm in height.
- Two round coffee tables

60cm.

- Window seats halfway around the room with cushions, 53cm in height.
- One main ceiling light with two floor lamps.
- French doors leading out to the patio area.

## Staircase



The staircase leads up from the main hallway. There are 5 steps then a landing then the staircase continues up to the right. At the top, it leads onto a large landing the full length of upstairs. The stairs are 17cm high and 26cm deep.

## 1<sup>st</sup> double room



The double room is to the left of the staircase. The doorway is 80cm wide with ahead height of 185cm

- Double bed with headboard fixed onto the wall, bed is

55cm in height.

- Chest of draws with 5 drawers.
- Wooden desk 74cm high with a mirror attached.
- Little stool in front of the desk 41cm high.
- Built in wardrobe in the cupboard.
- One main ceiling light with two table side lamps.
- Two bedside tables 59cm high.

## Main (blue) bathroom



The main bathroom is halfway down the hallway on the right-hand side, between the water tank room and a locked cupboard. The doorway is 86cm wide with a head height of 206cm.

- Free standing bath at the back of the room 67cm in height.
- Shower cubicle enclosed in glass with a door that opens out. The height of the shower tray is 23cm and the width of the shower door 65cm.
- Single sink 86cm high with mirror attached to the wall behind it.
- Free standing toilet at the side of the room 42cm high.
- Silver heated towel rail attached to the wall.
- Blocked in fireplace with large mirror that hangs above it.
- One main ceiling light.

## Second (red) bathroom



The second bathroom is next room along. The doorway is 79cm wide with a head height of 185cm.

- Free standing bath is 57cm in height.
- Enclosed in shower cubicle. The shower cubicle is 23cm high and door has an opening width of 80cm
- A large sink attached to the wall 86cm high.
- A silver heated towel rail attached to the wall.
- One main ceiling light.

## Twin room



The twin room is next doorway along from the bathroom. The doorway is 87cm wide and has a head height of 206cm.

- Two single beds with metal frames. The mattress is 55cm high, 185cm long and 91cm wide.
- A middle round table 60cm high with a reading lamp and second round

table 60cm high.

- An armchair 46cm in height.
- A freestanding wooden wardrobe with two pull out drawers at the bottom.
- One main ceiling light and 2 reading lamps.
- A stool 41cm high.

## Separate toilet

The last room at the end of the hallways is the toilet. The doorway is 81cm wide with a head height of 206m.

- Toilet at the back of the room 42cm high.
- Single sink at the side of the room 82cm high.
- There is one main ceiling light.

## Single bedroom



The single bedroom is exactly opposite the top of the staircase. The doorway is 85cm wide with a head height of 205cm.

- A single bed on the left-hand side of the room, mattress height 66cm, 95cm wide and 190cm long.

- A single wooden wardrobe.
- Armchair sitting in front of the window 48cm high.
- Two single wooden tables 60cm high.
- One main ceiling light, one bedside table lamp and one free standing floor lamp.



## Zip and link bedroom



The zip and link bedroom is to the right of the hallway. The doorway is 87cm wide with a head height of 193cm. The bed can either be a twin or made into a super king.

- Two single beds or a super king, mattress height of 64cm.

- Single wooden wardrobe.
- Two bedside tables 57cm high.
- A wooden dressing table 75cm high.
- One main ceiling light, a floor lamp and two bedside lamps.
- There is a window seat 70cm high.

## 2<sup>nd</sup> double room



The second double room is to the right-hand side of the landing near the far end. The doorway 92cm wide with a head height of 192cm.

- There is a double bed 48cm high, 144cm wide and 201cm long.
- There is a dressing table 74cm high with a

stool 40cm high.

- There are two chairs 47cm high.
- There is a chest of drawers, the highest one being 100cm in height.
- There are two bedside tables 49cm in height.
- There is a window seat 53cm high.
- There is a cabinet at the foot of the bed 45cm high.

- There is one ceiling light, 2 bedside lights and a lamp on the dressing table.

### Four-poster double room



The four-poster bedroom is the last room on the landing to the right-hand side. The door is 86cm wide with a head height of 193cm.

- The four-poster bed is 61cm high, 150cm wide and 195cm long.
- There is a dressing table 75cm high with a stool 40cm high.
- There is free standing wardrobe.
- There is a window seat 53cm high.
- There are two bed side cabinets 56cm high.
- There is a ceiling light and 2 bedside lamps.

### Downstairs toilet

The downstairs toilet is through the main hallway and to the right. It is 74cm wide with a head height of 197cm.

- Toilet is at the back of the room and is 42cm high.
- The sink is in the back corner of the room that is 87cm high.
- There is a window at the back overlooking the front garden and entrance lobby.

### Kitchen



The kitchen is at the end of the corridor on the right-hand side. The doorway is 84cm wide with a head height of 197cm.

- Height of work tops 92cm.
- Wall mounted units halfway around the kitchen.
- Integrated electric cooker

109cm high and microwave 157cm high.

- Two integrated fridges and freezers.
- Second free-standing electric cooker with 6 hob rings 91cm high, with extractor hood over.
- Two 4 slot toasters.
- Two silver kettles.
- Dishwasher.
- Double white sink Belfast-style 86cm high.
- Wooden dining table 75cm high with four chairs 45cm high.
- Armchair in corner window 46cm high.
- There are ceiling spotlights covering the ceiling.

## Breakfast room



The breakfast room is halfway down the corridor and has two doorways. It can be accessed from the front and back of the house. Doorway from the front is 82cm wide with ahead height of 201cm. The doorway

from the back of the house is 84cm wide with a head height of 196cm.

- There is a dining table 76cm high in the middle of the room which has seating all the way around it 46cm high (bench and chairs).

- There is a large wooden unit at the side of the room 72cm high which sits on a raised part of the floor.
- There are two cupboards at either side which contain a drying rack etc. The other containing a tv and DVD player.
- There are two free standing reading lamps and one main light.
- There is round wooden table 60cm high with a radio on.

## **Utility**

The utility is at the back of the house. The doorway is through the breakfast room. the doorway is 64cm wide with a head height of 196cm.

- There is a work top down the left-hand side of the room which is 92cm high. There is also a sink 94cm high within the work top.
- There is a dishwasher under the bench.
- There is a washing machine and a tumble dryer under the bench space.
- There is a cupboard unit under the bench.
- There is one main ceiling light

## **Downstairs bathroom**

The downstairs bathroom leads off the utility room. The doorway is 64cm wide with a head height of 193cm.

- There is a closed in shower cubicle in the left-hand corner of the room. The shower tray is raised up 29cm off the ground.
- There is a sink beside the shower 82cm high.
- There is a toilet on the right-hand side of the room 43cm high.
- There is a little free standing drawer unit 65cm high.
- There is one main ceiling light.

## **Boot room**



The boot room leads off through the door from the utility room. The doorway is 83cm wide with a head height of 196cm.

- There is a sink with a cupboard unit on the right-hand side of the room.
- Sink height 88cm.
- Cabinet height 69cm.
- L shape bench seat 46cm with coat hooks and open storage for boots.

## Downstairs bedroom



The downstairs bedroom leads off from the boot room to the right-hand side. The door is 66cm wide with a head height of 196cm.

- There is a king size bed 63cm, 149cm wide and 197cm long.
- There is a grey wooden wardrobe.
- There is a grey set of chest drawers with the highest one being 100cm.
- There are two bedside tables with built in lamps 60cm high.
- There is a decommissioned fireplace and a large mirror.

## Annex downstairs bathroom



The downstairs bathroom leads off from the hallway through the bootroom. The door is 66cm wide with a head height of 197cm.

- The toilet is 41cm high.
- The side of bath is 59cm high.
- The sink is 84cm

high.

- There is a small wicker unit with draws.
- 1 ceiling light.

### Side entrance porch

The side entrance porch door is 84cm wide with a head height of 197cm There is a small step to get into the side entrance which is 11cm high.

### Annex staircase

The staircase in the annex leads off from the hallway. There are stairs that lead onto a landing.

- Stairs 19cm wide and 24cm deep.

### Annex double



Annex double room is to the left-hand side of the landing. The door is 82cm wide with a head height of 189cm.

- There is a double bed 50cm high, 194cm wide and 194cm long.
- There is a dressing table 75cm high and a stool 40cm high.
- There is a wooden wardrobe.

- There are two bedside tables 60cm high with integral lights.
- 1 ceiling light.

## Annex single



Annex single is off to the right-hand side of the landing. The doorway is 82cm wide with a head height of 190cm.

- There is a single bed 68cm high, 194cm wide and 201cm long.
- There is a dressing table 75cm high with a stool 40cm high and lamp.
- There is a built-in wardrobe.
- 1 ceiling light and 1 floor light.

## Additional Information

- Dogs are welcome at this cottage.
- In the event of a fire, it is the responsibility of the guests to evacuate themselves. Vibrating fire/smoke detectors are available if requested at time of booking. Please contact us if you have any other specific access requirements in this respect.
- Furniture and appliances are changed when required, pictures here may show previous presentation.

## Facilities at all cottages

The National Trust aims to expand the list of accessible /equipment/items available at each cottage and these may include

- Cordless kettle
- Hollowfibre bedding
- Chair with armrests
- Good reading light
- Large handle vegetable peeler
- Easy tin opener
- Non-slip mat for bath/shower

- Non-slip place mat
- Easy jar opener
- Information in alternative formats (on request)

Please note that we cannot guarantee that all items will be available at the time of your visit.

Please enquire at the time of booking regarding any particular requests.

### **Specialist equipment**

Other specialist equipment such as wheelchairs, bath seats, toilet frames etc may be available for loan or purchase from the local Red Cross loan centre. Please check this out before booking the Cottage and contact us if you require further information. <http://www.redcross.org.uk/standard.asp?id=89425>

### **Future Plans to improve Access to National Trust Holiday Accommodation**

We are currently in the process of writing accessibility guides for all our holiday cottages and bunkhouses and improving access over time for all our guests. All feedback is very helpful in informing us of ways in which we can improve access. We welcome any comments or ideas from you about access at this cottage and thank you for taking the time to do this. Please do this in the most convenient way for you. See contact details below or information on website.

### **About the Accessibility Guide**

This Accessibility Guide is intended to provide key information about the accommodation that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific and we will be happy to oblige.

Email: [cottages@nationaltrust.org.uk](mailto:cottages@nationaltrust.org.uk) Phone: 0344 8002070

### **Access for All at the National Trust**



The Access for All office works to improve access at all National Trust accommodation and properties. The office welcomes comments and ideas on improving access.

Phone: 01793 818531 Email: [accessforall@nationaltrust.org.uk](mailto:accessforall@nationaltrust.org.uk)

5 June 2023