

Access Statement for Bannest Hill Cottage

Introduction

Our self-catering cottage is situated on a hill in the heart of the countryside, but within easy reach of Keswick and Penrith (each about 13 miles away). The cottage was built in the 17th century as part of a traditional longhouse. The owners live in the main house and are generally available for assistance if required.

If you have any queries please contact us. We look forward to welcoming you.

Pre-arrival

- We have a website at www.bannesthill.co.uk
- Contact for booking and enquiries can be made by phone (017684 84394) or email (stay@bannesthill.co.uk)
- The nearest train station (Penrith) is about 13 miles away, with taxis available outside the station
- There is a very infrequent bus service between Keswick and Caldbeck, which would stop about half a mile from the cottage.
- Generally it is felt visitors need their own transport.
- The nearest shop, pubs and restaurants are three miles away.

Arrival and Car Parking Facilities

- There is one allocated parking space adjacent to the cottage.
- A sandstone path in the lawn leads to a step down (8cm) to the front of the cottage. Alternatively the main path to the house can be followed to the front of the cottage, where there is a short (120cm) uneven slope down to the door
- There is also level access via the backgarden using the same sandstone path
- The owners always meet visitors on arrival to ensure everything is satisfactory

Main Entrance

- The entrance to the front door is level
- The door is 80cm wide
- Inside is a short corridor 85 cm wide, accessing the shower room, kitchen and stairs to the bedrooms
- The rear entrance, from the garden, is 82 cm wide and opens directly into the living room.

General Internal Features

- Floors and walls are generally of contrasting colours
- Smoke alarms are fitted in the living room and on the landing

Living Room

- The living room is accessed either from the garden, as above, or from the kitchen, down 2 steps, each 18cm high

- Door 73cm wide
- The dining table is rectangular and moveable, with legs on each corner, 60cm floor to lowest point of table (underspace), 138cm long, 82cm wide and 75cm high
- The table is situated one length against the wall with free space on other sides – min 80cm, max 190cm
- 4 dining chairs (all moveable) all wooden with no arms
- Flooring is short pile carpet throughout with a rug in front of the fireplace.
- Furniture is moveable
- One double sofa and one easy chair provided, both with arms
- TV provided with Freeview and remote control
- There are central lights, a floor lamp and 2 table lamps.

Kitchen

- Worktop height 93cm
- Wall units containing crockery 140cm from ground. Each cupboard 70cm high, 27cm deep
- Electric oven door opens down
- Electric hob is 93cm high
- Sink is 93cm high with cupboards underneath
- Flooring is ceramic tiles
- At least 71cm free space between all furniture and worktops
- Lighting is by recessed ceiling lights
- Fridge with ice compartment above. Top shelf in fridge is 52cm high

Bedroom 1 (Upper floor)

- Accessed via stairs from front entrance – 10 stairs, each 19cm high
- Door width 75cm
- Double bed provided – 4ft 6ins
- Bed height – 46cm floor to top of mattress
- Non feather duvets and pillows are provided
- Largest transfer space available to left or right of bed is 62cm
- Largest free space clear of doors and furniture is 242cm by 200cm

Bedroom 2 (Upper floor)

- Adjacent to bedroom 1.
- Can be accessed through door - 69cm wide or through folding partition from bedroom 1 - 134cm wide
- Single bed provided – 3ft
- Bed height – 48cm floor to top of mattress
- Non feather duvet and pillows provided
- Largest transfer space available (left side only) – 76cm
- Largest free space clear of doors and furniture – 76cm by 133cm

Shower Room (Ground floor)

- Door width – 56cm
- Shower cubicle (115cm by 75cm) with sliding door – 45cm wide and threshold – 16 cm
- Toilet seat height – 43cm
- Free space in shower room – 154cm by 63cm
- Flooring is vinyl

Annexe

- There is an annexe opposite the cottage where guests can securely store up to 3 bicycles.
- Access is via a ramp.
- The door is 102cm wide the threshold 3cm.
- Inside is a counter with a sink (93cm high) with cold water.
- Beneath the counter is a washer/dryer and freezer.
- Lighting is by fluorescent strip.

Grounds and Gardens

- Guests have access to owners' garden and all grounds
- A picnic table and chairs is provided adjacent to the cottage during the summer or on request
- A rotary dryer is available
- Guests can walk out onto the fell via a cobbled yard

Additional Information

- The property is non-smoking
- Sorry – no dogs
- Mobile phone reception poor but free wi-fi provided.
- Owners' phone available in case of real emergency

Contact Information

- Address – W E & V J Preston, Bannest Hill House, Hesket Newmarket, Wigton, Cumbria, CA7 8JT
- Telephone – 017684 84394
- Email – stay@bannesthill.co.uk
- Website – www.bannesthill.co.uk

We welcome your feedback to help us continually improve. If you have any comments please contact us as above.