

## **Access Statement for Poachers Cottage**

### **Introduction**

Our self-catering cottage is situated on the edge of Keswick, on a hill leading down to the town. The cottage was built in the late 1800s and is situated on Crosthwaite Road next to the Pheasant Inn.

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](http://www.bannesthill.co.uk)
- Contact for booking and enquiries can be made by phone (017684 84394) or email ([stay@bannesthill.co.uk](mailto:stay@bannesthill.co.uk))
- The nearest train station (Penrith) is 18 miles away
- There is a regular bus service from the front of the rail station to Keswick
- Shops and supermarkets are in the town centre – about a 10 min walk away

### **Arrival and Car Parking Facilities**

- Parking is in the private car park through a gap in the wall, just before reaching the cottage
- There is allocated space for 2 small cars or 1 larger
- Car park is gravel
- The owners always meet visitors on arrival to ensure everything is satisfactory

### **Main Entrance**

- The entrance at the front has 3 steps, 14 – 17cm high
- The door is 88cm wide
- Opens straight into living room.
- The rear entrance, from the car park, has one step –13cm high. The door is 76 cm wide and opens directly into the kitchen.

### **General Internal Features**

- Floors and walls are generally of contrasting colours
- A smoke alarm is fitted in the living room at the foot of the stairs.

### **Living Room**

- The living room is accessed from the front door, as above, or from the kitchen
- Door 75cm wide
- The dining table is rectangular and moveable, with legs on each corner, 64cm floor to lowest point of table (underspace), 90cm long, (extends to 180cm) 83cm wide and 77cm high
- The table is situated one side against the wall with free space on other sides – min 45cm, max 236cm
- 4 dining chairs (all moveable) all wooden, 2 with arms

- Flooring is long pile carpet throughout
- Furniture is moveable
- One three seater sofa and two easy chairs provided, all with arms
- TV/DVD provided with remote control
- There are central lights and 2 table lamps

### **Kitchen**

- Worktop height 95cm
- Electric oven door is drop down and can be accessed from the side
- Electric hob is 95cm high
- Sink is 95cm high with cupboards underneath
- Wall units containing crockery 142cm from ground. Each cupboard 72cm high, 27cm deep
- Flooring is vinyl
- At least 132cm free space between all furniture and worktops
- Lighting is recessed ceiling lights
- Fridge with ice compartment above. Top shelf in fridge is 58cm high
- Washer/dryer – front loader

### **Bedroom 1** (Upper floor)

- Accessed via stairs from living room – 14 stairs, each 18cm high
- Door width 75cm
- Double bed provided – 4ft 6ins
- Bed height – 54cm floor to top of mattress
- Non feather duvets and pillows are provided
- Largest transfer space available to left or right of bed is 115cm
- Largest free space clear of doors and furniture is 115cm by 180cm

### **Bedroom 2** (Upper floor)

- Adjacent to bedroom 1.
- Door - 80cm wide
- 2 single beds provided – 3ft
- Bed height – 52cm floor to top of mattress
- Non feather duvet and pillows provided
- Largest transfer space available 66cm
- Largest free space clear of doors and furniture – 290cm by 124cm

### **Bathroom** (Upper floor)

- Door width – 75cm
- Shower cubicle – quadrant, with sliding door – 44cm wide, threshold – 20cm
- Bath – 68cm wide, height 54cm
- Toilet seat height – 42cm
- Free space – 180cm by 82cm
- Flooring is vinyl

### **Grounds and Gardens**

- Concrete area to rear of property with a wooden bench provided

### **Additional Information**

- One adult, well-behaved dog is allowed subject to agreed conditions and with owners prior permission
- Good mobile phone reception

### **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](mailto:stay@bannesthill.co.uk)
- Website – [www.bannesthill.co.uk](http://www.bannesthill.co.uk)

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