

Access Statement for Fountain Cottage

Introduction

Our self-catering cottage is situated on the edge of Keswick, on High Hill, by the River Greta. Fountain Cottage is a quarter of a mile level walking distance from the centre of Keswick.

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 18 miles away
- There is a regular bus service from the front of the rail station to Keswick
- Other shops and supermarkets are in the town centre – about a 10 min walk away

Arrival and Car Parking Facilities

- There is allocated space for 1 car at the rear of the property
- Car park is asphalt
- The owners always meet visitors on arrival to ensure everything is satisfactory

Main Entrance

- The entrance at the front has 1 step, 4cm high leading to a small garden
- The gate is 94 cm wide
- The front entrance to the cottage has a step 6cm high
- The door is 82cm wide
- Opens into a corridor accessing the living room and stairs to the upper floors
- The rear entrance, from the parking area, has one step –4.5cm high and a threshold 3.5cm deep.
- The door is 78cm wide and opens into the kitchen

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 from the front door, as above, or from the kitchen
- Door from the front is 76cm wide
- The dining table is oval and moveable, with a pedestal leg at either end connected by a central beam. It is 65cm from the floor to lowest point of table (underspace), is 158cm long, (extends to 180cm) 102cm wide and 74cm high

- The table is situated towards the centre of the room with free space all round – min space 60cm.
- 6 dining chairs (all moveable) all wooden, none with arms
- Flooring is polished slate with a rug in the lounge area
- Furniture is moveable
- One large two seater sofa and three easy chairs provided, all with arms. Sofa does contain feathers
- TV/DVD provided with remote control
- There are central lights and wall lights

Kitchen

- Access from Living Room via open archway 104cm wide, 190cm high
- Worktop height 93cm
- Wall unit is 31cm deep, bottom shelf 48cm above worktop
- Electric oven has 2 doors, top door, being grill and small oven is drop down and can be accessed from the side. The door to the main oven opens to the side.
- Electric hob is 92cm high
- Sink is 94cm high with a cupboard underneath
- Flooring is marble tiling
- At least 93cm free space between all furniture and worktops
- Lighting is recessed low energy spotlights in ceiling
- Full-sized fridge sits below worktop – highest shelf is 63cm high
- There is a freezer of similar size
- Washer/dryer – front loader

Bedroom 1 (First floor)

- Accessed via stairs – 14steps, each 19cm high, 88cm wide
- Door width 80cm
- 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 105cm
- Largest free space clear of doors and furniture is 105cm by 182cm

Bedroom 2 (First floor)

- Adjacent to bedroom 1.
- Door - 80cm wide
- 1 double and 1 single bed provided
- Double – 4ft 6ins, height 53cm floor to top of mattress
- Single bed – 3ft, height 53cm floor to top of mattress
- Non feather duvets and pillows provided
- Largest transfer space available for double – 200cm, for single 49cm
- Largest free space clear of doors and furniture – 200cm by 270cm

Bedroom 3 (Top floor)

- Accessed via door – 77cm on first floor landing, leading to further set of stairs – 11 steps (spiral type)- 22cm high, 78cm wide
- There is no door at the top of the stairs
- 2 single beds provided – 3ft, height 51cm floor to top of mattress
- Non feather duvets and pillows provided
- Largest transfer space available 140cm
- Largest free space clear of doors and furniture – 140cm by 260cm
- There are some height restrictions in this converted loft

Bathroom (First floor)

- Accessed via stairs leading to bedrooms. There are 4 steps between bathroom and bedrooms
- Door width – 76cm
- Bath - with shower over – 68cm wide, height 54cm
- Toilet seat height – 42cm
- Free space – 110cm by 245cm
- Flooring is vinyl

Grounds and Gardens

- Concrete area to rear of property
- Small garden to front set out with flowering shrubs. For decoration and privacy only.

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
- Website – www.bannesthill.co.uk

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