

Access Statement for 1 Far End Cottages, Coniston

Introduction

As a participating member of Quality in Tourism (*VisitBritain*) “star” grading system we have an obligation to make available information to assist those with disabilities to allow them to assess whether the cottage is suitable for their access needs. It is with regret that we consider our cottage largely unsuitable for wheelchair access due to its unlevelled access and the size and age of the property.

Our self-catering cottage is an end terrace property built in approximately 1700 with access to the front of the property only (there is no rear door). We have tried to provide as much information as possible in this statement although if you have any queries please do call. We look forward to welcoming you.

Pre Arrival

- We have an integrated website www.cottagescumbria.com and we are also listed on www.golakes.co.uk
- Bookings and enquiries can be made via e-mail (a.batho@virgin.net), telephone (015394 41680) or post (refer to Contact Details, below).
- The nearest main line train station is circa 23 miles away at Oxenholme. Virgin Rail’s West Coast line stops at this station.
- The nearest local train station is 8 miles away in Windermere. There is a direct rail connection from Oxenholme to Windermere.
- There are taxis at Windermere train station and the bus station operates directly opposite the train station. Buses pass through Ambleside (4 miles from Windermere) to Coniston.
- The nearest bus stop is in the centre of Coniston, approximately half a mile away from the cottage.

Arrival and Car Parking Facilities

- There is dedicated off street parking at the front for one car per cottage. The car park uses tarmac but is not level in places (i.e. sloping). The car park is below the level of the cottage (i.e. gentle uphill slope to cottage).
- Parking is 10 metres away below the front of the cottages.
- Luggage can be unloaded at the front of the cottage as it is possible to park a car temporarily in front of the cottage. Guests are requested to park their car in the allotted slot after unloading.
- The cottage is approached on foot from the car park to the front door across tarmac.
- There is a gate at the front of the cottage 94cm wide with a 6cm high step.

Main Entrance, Rear Entrance and Reception

Front Entrance

- The front door keyhole lock is 124cm high.
- The entrance at the front has several firmly cemented slate flagged stones.
- There is a weather board 5cm in height across the length of the threshold of the door
- The front door is 85cm wide (single width). The front door is hinged on the left (as you look from outside).

Rear Entrance

- There is no rear entrance due to the age of the property.

Reception

- Inside the front entrance is a corridor (and free space) 158cm wide x 120cm long with lounge and kitchen radiating from it.
- D_cor is contrasting

Public Areas and WC

- The original outside wash house (outhouses) is no longer operational but can be used for storage purposes. It is accessible behind the cottage.
- The nearest public toilets are in the centre of Coniston half a mile away.
- The rubbish bins are at the rear up a steep slope
- There is a recycling area in Coniston village.

Lounge

- The lounge is accessed through the front door corridor (see above) 158cm x 120cm. The free space area in the lounge is 110cm x 180cm.
- Flooring is carpeted (woollen) throughout the lounge.
- Furniture is moveable although the 2 seater sofa is heavy.
- One 2 seater sofa and three single chairs provide superior seating
- TV, DVD and video all have separate remote controls.
- There is an original Victorian open fire which uses coal and wood. The coal bunker is at the rear of the property. Matches, fire lighters and kindling wood are provided

Laundry and Utility Room

- There is no separate laundry room. Consequently there is insufficient space for a washer dryer (until the wash house is renovated).
- The nearest laundry facilities are in Windermere.

Bedrooms

Room combinations and general

- Ground floor – none. First floor – one double bedroom (double bed), one single room (single bed). Second floor – one double bedroom (double bed), one single room (single bed)
- Non feather duvets and pillows are provided in each room
- Sheets, duvet covers and pillow cases are cotton
- The first floor (first two bedrooms) are reached by 11 steps with a landing at the top. Steps are 19cm high x 24cm deep x 77cm wide.
- The second floor (second two bedrooms) are reached by 12 steps with a landing at the top. Steps are 19cm high x 24cm deep x 77cm wide.
- There is no handrail (banister) on either flight of stairs.
- A short pile carpet leads up the stairs to the landings (the bedrooms also have carpets).
- The main first floor landing area is 144cm x 160cm. The top floor landing is 142cm x 105cm.
- All doors to each bedroom are 78cm to 79cm wide.
- There is **no** bathroom, wash basin or toilet downstairs or on the top floor. They are located only on the first floor.

Double bedroom (first floor)

- Door width is 78cm.
- Bed height is 55cm, 4ft bed. Space on each side of the bed is minimum 42cm.
- Free space clear of door and furniture is 107cm x 110cm.
- There is no en-suite toilet and basin.

Single bedroom (first floor)

- Door width is 79cm.
- One single 3ft bed (moveable) has a bed height of 54cm.
- Free space clear of door and furniture is 93cm x 150cm.
- There is no en-suite toilet and basin

Double bedroom (second floor)

- Door width is 78cm.
- Bed height is 47cm, 4ft 6” bed. Space on each side of the bed is minimum 75cm.
- Free space clear of door and furniture is 170cm x 200cm.
- There is no en-suite toilet and basin.

Single bedroom (second floor)

- Door width is 78cm.
- One single 3ft bed (moveable) has a bed height of 57cm.
- Free space clear of door and furniture is 162cm x 96cm.
- There is no en-suite toilet and basin

Bathroom (first floor only)

- Door width is 66cm
- There is a bath with flexible shower overhead. It is 110cm from the bath to the shower dial. The shower head is adjustable. There is no hand rail.
- Free space in the bathroom (free of doors and furniture) is 56cm x 120cm.
- The toilet seat is 42cm high. The bath height is 61cm high.
- There is no available space to the left of the shower.
- The space under the wash basin is free (i.e. no pipes or vanity unit). The sink height is 77cm.

Self-Catering Kitchen

- The kitchen entrance from the lounge is 78cm from the corridor.
- Worktop height is 94cm.
- The oven door opens from top to bottom. The height of the lowest shelf is 50cm and can be accessed from the side.
- The sink is 94cm high with cupboards underneath.
- The hob is 95cm high
- A lounge rectangle table has a height of 73cm. Five chairs provide table seating.
- Kitchen flooring is quarry tile.
- There is 130cm x 160cm of free space between all furniture and worktops
- The kitchen is evenly lit with spot lights from the ceiling and fluorescent strip lighting below the wall units.
- A fridge freezer is available (including small freezer compartment). The highest shelf in the fridge is 50cm and the freezer compartment drawer of the fridge is 80cm
- Large cutlery and utensils are available to aid dexterity.

Shops

- The nearest shops are one mile away in the centre of Coniston (Co-Op).

Leisure Facilities

- Walking tracks lead directly from the cottage onto the fells behind.
- Coniston Water is approximately 1_ miles away where there are a variety of Gondola, sailing, rowing and cruise trips.

Outdoor Facilities, Grounds and Gardens

- There is a children's play area in the centre of Coniston.
- There is a sitting out area with two seats in the small front garden.
- It should be noted that Herdwick sheep graze up and down the valley and one should watch out for them whilst driving.

Additional Information

- An information folder is produced in size 12 font and left in the cottage on arrival.
- Light switches and power points are at sensible heights to reach through out the cottage from a standing position.
- There is mobile reception at the cottage. There is also a land line phone at the cottage.
- Smoke alarms are distributed throughout the cottage. Batteries are checked regularly by the owners.

Contact Details

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