

Access Statement for 2 Lingmoor View, Langdale

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 a mid terrace property built in approximately 1870 with access to the front and rear of the property. 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) where it will be necessary to change bus for Great Langdale.
- The nearest bus stop is in the centre of Chapel Stile, approximately 500 metres downhill from the cottage. Buses passing through Great Langdale Valley start from Ambleside approximately four miles away.

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 (i.e. gentle slope).
- Parking is 15 metres away below the front of the cottages.
- Luggage can be unloaded at the front of the cottage on a temporary basis only.
- The cottage is approached on foot from the car park to the front door up a steep 7 metre tarmac slope.
- Access to the rear entrance is via a rough, uneven cement surface.

Main Entrance, Rear Entrance and Reception

Front Entrance

- The front door keyhole lock is 93cm high.
- The entrance at the front has two rough slate flagged stones 3cm high and a doorframe threshold 4cm high.
- There is a weather board 10cm in height across the length of the threshold of the doors
- The front door is 88cm wide (single width). The front door is hinged on the left (as you look from outside).

Rear Entrance

- The entrance at the rear has one 10cm high, 10cm deep step on entry.
- Inside the rear door is the utility room where two steps lead down to the kitchen (see below).
- There is free space (clean of doors and furniture), adjacent to the rear door in the utility room area of 65cm x 100cm.

Reception

- Inside the front entrance is a corridor 99cm wide x 99cm long with lounge, kitchen and downstairs toilet radiating from it (restricted by a storage heater in the kitchen).
- D_cor is contrasting

Public Areas – WC

- The original outside toilet block (outhouses) are no longer operational!
- The nearest public toilets are at the Wainwrights Inn in the centre of Chapel Stile 500 metres away.

Lounge

- The lounge is accessed through the front door corridor (see above) 99cm x 99cm.
- Flooring is Lakeland slate flagged stones throughout the lounge.
- Furniture is moveable although the two 2 seater sofas are heavy.
- Two 2 seater sofas provide superior seating
- TV, DVD and video all have separate remote controls.
- There is an original Victoria 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 but there is a standard size washer dryer, which is front loading, provided in the utility room.
- There is a small 10cm step from the utility room doorframe to the back yard.
- There are two steps from the kitchen to the utility room. Step 1 is 15cm high x 43cm deep x 89cm wide. Step 2 is 9cm high x 84cm wide to reach the utility room floor.

Bedrooms

Room combinations and general

- Ground floor – none. First floor – one double bedroom (double bed), one double room (two single beds)
- Non feather duvets and pillows are provided in each room
- Sheets, duvet covers and pillow cases are cotton
- The two bedrooms are reached by 14 steps with a landing at the top. Steps are 20cm high x 23cm deep and 72cm wide.
- A handrail (banister) is on one side of the stairs (left side whilst ascending).
- A short pile carpet leads up the stairs to the landing (the bedrooms have wooden floor boards and rugs).
- The main landing area is 70cm x 84cm
- All doors to each bedroom are 78cm wide.
- There is **no** bathroom, wash basin or toilet up stairs. They are located on the ground floor.

Double bedroom

- Bed height is 57cm, 4ft 6” bed. Space on each side of the bed is 66cm but restricted by a storage heater.
- Free space clear of doors and furniture is 120cm x 150cm.
- There is no en-suite toilet and basin.

Twin bedroom

- Two twin single 3ft beds (moveable) has a bed height 57cm.
- The space between each bed is 42cm.
- Free space clear of doors and furniture is 105cm x 88cm.
- There is no en-suite toilet and basin

Bathroom (downstairs only)

- Door width is 81cm
- There are two steps into the bathroom from the kitchen: Step 1 is 11cm high x 58cm deep c 90cm wide. Step 2 is 14cm high to reach the bathroom floor. There is a storage heater on the left of the doorway into the bathroom.
- There is a bath with flexible shower overhead. There is no hand rail.
- Free space in the bathroom (free of doors and furniture) is 100cm x 100cm.
- The toilet seat is 39cm high. The bath height is 47cm high.
- Space to the right of the toilet is 70cm. 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).

Self-Catering Kitchen

- There is a step 7cm high into the open plan kitchen diner from the lounge.
- The kitchen entrance from the lounge is 84cm from the corridor.
- Worktop height is 92cm.
- The oven door is drop down. The height of the lowest shelf is 45cm and can be accessed from the side.

- The sink is 92cm high with cupboards underneath.
- The hob is 94cm high
- A rectangle table has a height of 72cm and under space of 65cm x 115cm long x 62cm wide. Two benches are provided with height 45cm
- Flooring is terracotta tiling
- There is at least 50cm of free space between all furniture and worktops
- The kitchen is evenly lit with halogen spot lights from the ceiling (dimmer switch) and fluorescent strip lighting below the wall units. There is a sky light in the utility room allowing light into the kitchen.
- A fridge freezer is available (including small freezer compartment). The highest shelf in the fridge is 75cm and the freezer compartment drawer of the fridge is 80cm
- Large cutlery and utensils are available to aid dexterity.

Shops

- The nearest shops are half a mile away in the centre of Chapel Stile (Co-Op)

Leisure Facilities

- Walking tracks lead directly from the cottage onto the fells behind.

Outdoor Facilities, Grounds and Gardens

- Children may play on the slightly sloping lawn (communal area) directly in front of the cottages which is enclosed by wrought iron railings.
- It should be noted that Herdwick sheep graze up and down the valley and regularly enter the communal grassy area.
- There is a mountain stream immediately behind the cottage. In common with all other properties in the Langdale Valley there is no mains water. Consequently this mountain stream provides the water supply to the cottages. The water passes through two settling tanks. Parents with young babies may wish to boil the water first before drinking.

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 **no** mobile reception at the cottage due to the thickness of the slate walls and the rural position of the cottage combined with strict planning permissions from the Local Authority for erecting mobile masts. Nevertheless, marginal reception (one bar) can be found in the village.
- Smoke alarms are distributed throughout the cottage. Batteries are checked regularly by the owners.

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