

Access Statement for 3 Tarn Cottages, Grasmere

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 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) to Grasmere.
- The nearest bus stop is in the centre of Grasmere, approximately one mile away downhill 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 shingle but can be muddy. The car park is below the level of the cottage (i.e. gentle uphill slope).
- Parking is 15 metres away below the front of the cottages.
- Luggage cannot be unloaded at the front of the cottage since it is almost impossible to drive a car through the narrow five bar gate (only the smallest of cars could squeeze through).
- The cottage is approached on foot from the car park to the front door across shingle stones.
- Access to the rear entrance is via a dark, rough, uneven slate surface to the right of the property through an “under pass”.

Main Entrance, Rear Entrance and Reception

Front Entrance

- The front door keyhole locks are 115cm and 140cm high.
- The entrance at the front has two rough slate flagged stones.
- There is a weather board 2cm in height across the length of the threshold of the door
- The front door is 89cm wide (single width). The front door is hinged on the left (as you look from outside).

Rear Entrance

- The entrance at the rear has a 4cm high threshold on entry.
- The rear door leads directly into the kitchen (see below).
- There is free space (clean of doors and furniture), adjacent to the rear door in the kitchen area of 117cm x 125cm (excluding the moveable kitchen table).

Reception

- Inside the front entrance is a corridor 156cm wide x 156cm long with lounge and kitchen radiating from it (restricted access by storage heater in lounge).
- Décor is contrasting

Public Areas – WC

- The original outside wash house (outhouses) is no longer operational but can be used for storage purposes. It is accessible from the rear door.
- The nearest public toilets are in the centre of Grasmere one mile away.

Lounge

- The lounge is accessed through the front door corridor (see above) 156cm x 156cm.
- Flooring is Lakeland slate flagged stones throughout the lounge and kitchen.
- Furniture is moveable although the 2 seater sofa is heavy.
- One 2 seater sofa and two single chairs provide superior seating
- TV, DVD and video all have separate remote controls.
- There is an effective 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. Consequently there is insufficient space for a washer dryer (until the wash house is renovated).
- The nearest laundry facilities are in Windermere.
- There is a small 4cm step from the kitchen to the back yard.

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 13 steps with a landing at the top. Steps are 20cm high x 25cm deep x 78cm wide.
- A handrail (banister) is on one side of the stairs (right side whilst ascending).
- A short pile carpet leads up the stairs to the landing (the bedrooms have carpets).
- The main landing area is 80cm x 100cm (including the storage heater)
- All doors to each bedroom are between 72cm and 75cm wide.
- There is **no** bathroom, wash basin or toilet downstairs. They are located on the first floor.

Double bedroom

- Door width is 75cm.
- Bed height is 58cm, 4ft 6” beds. Space on each side of the bed is 70cm.
- Free space clear of doors and furniture is 115cm x 200cm.
- There is no en-suite toilet and basin.

Twin bedroom

- Door width is 72cm.
- Two twin single 3ft beds (moveable) have a bed height of 55cm.
- The space between each bed is 50cm.
- Free space clear of doors and furniture is 140cm x 200cm.
- There is no en-suite toilet and basin

Bathroom (upstairs only)

- Door width is 78cm
- There is a bath with flexible shower overhead. It is 106cm 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 75cm x 120cm.
- The toilet seat is 43cm high. The bath height is 55cm 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).

Self-Catering Kitchen

- The kitchen entrance from the lounge is 72cm from the corridor.
- Worktop height is 92cm.
- The oven door opens from right to left. The height of the lowest shelf is 40cm and can be accessed from the side.
- The sink is 90cm high with cupboards underneath.
- The hob is 93cm high
- A rectangle table has a height of 74cm. Four folding chairs provide table seating.

- Flooring is slate flagged stones
- There is 117cm x 125cm of free space between all furniture and worktops
- The kitchen is evenly lit with spot lights from the ceiling (no dimmer switch) and fluorescent strip lighting below the wall units.
- A fridge freezer is available (including small freezer compartment). The highest shelf in the fridge is 40cm 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 Grasmere (Co-Op).

Leisure Facilities

- Walking tracks lead directly from the cottage onto the fells behind including the “Coffin Route” bridleway that starts at the foot of the garden leading directly to Rydal Mount one mile away. Paths lead off the Coffin Route onto The Fairfield Horseshoe.

Outdoor Facilities, Grounds and Gardens

- Children may play on the slightly sloping, elevated lawn (communal area) directly in front of the cottages which is enclosed by dry stone walling.
- There is a garden decking area with two seats (43cm high). There are five steps (25cm H x 75cm W x 25cm W) leading to the decking area. The decking area can be very slippery when wet – caution.
- There is a swing on the large oak tree in front of the cottages.
- It should be noted that Herdwick sheep graze up and down the valley and they have been known to enter the communal garden area.
- The tap water is on mains water but the toilets use a septic tank which is shared with the other two cottages which is located about 200 metres away.

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 a land line phone at the cottage too.
- Smoke alarms are distributed throughout the cottage. Batteries are checked regularly by the owners.

Contact Details

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