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## **Access Statement for the Cruik Barn cottage, in the grounds of Hause Hall farm, Martindale**

### **Introduction**

Our property is a luxury holiday let farmstead situated in Martindale in the Lake District. Hause Hall Farm is situated mid-way up Hallin Fell at the south end of Ullswater. The farmstead extends over several traditional Lakeland stone buildings including the Grade II listed five bedroom, five bathroom Hause Hall farmhouse and the adjoining two bedroom, two bathroom Cruik Barn cottage which are linked across a traditional paved stone terrace. Cruik barn cottage is situated at the top of a rising driveway after the gated entrance to the property.

We have created a floor plan with links to photographs at <http://www.therowleystates.com/hause-hall-farm-accommodation-in-the-cruik-barn/>

We look forward to welcoming you to Cruik barn cottage. If you have any queries or require any assistance please phone 07968 258234 or email [christine@therowleystates.com](mailto:christine@therowleystates.com).

### **Pre-Arrival**

- There is full information about Cruik barn cottage on the website at <http://www.therowleystates.com>
- You can find our location and address at <http://www.therowleystates.com/maps/>
- Written directions (posted or e-mailed) are available on request – please contact Jilly Musgrave at least one week before your stay at [jilly@therowleystates.com](mailto:jilly@therowleystates.com).
- Bookings and enquiries can be made via email at [info@therowleystates.com](mailto:info@therowleystates.com) or by telephone on 44(0)9768 258234.
- The nearest bus stop is 5 miles away at Pooley Bridge.

- The nearest train station is at Penrith (West coast rail line) which is 11 miles away.
- There are accessible taxis at the station.
- If you require this information in a different format, please contact Christine Rowley via email ([christine@therowleystates.com](mailto:christine@therowleystates.com)).
- This access statement is available on our website and in the 'Guest Information file' in the property.

### **Key Collection, Welcome and Car Parking**

- There is a car parking area with enough room for 7 cars.
- The car parking is on a slight slope and there is tarmacked parking for 5 cars closest to the property and gravelled parking for 2 cars further away.
- Parking is approximately 4 -15 metres away from the entrance.
- The key for the door to Hause Hall is in a coded key safe – details of the location and code will be sent to you by us prior to your holiday. The key for Cruik barn cottage is located within Hause Hall.

### **Entrance to property**

- The entrance to the property from the top parking area has a door (80 cm wide, hinged on the right) leading into the utility room.
- There are also double doors (80 cm wide each) which lead from the shared paved terrace into the open plan dining/lounge and kitchen area.
- The outside light beside the entrance door comes on automatically.

### **Utility Room**

- External door into utility is 80 cm wide, hinged on the right and the key hole lock is 88 cm high.
- Lighting is LED ceiling lights.
- Flooring is light coloured tile effect linoleum.
- Worktop height is 90 cm.
- Sink is at worktop height with cupboard underneath.
- Tall Fridge/freezer is 55 cm wide.
- Washing machine is 60 cm wide.
- Dryer is 60 cm wide.
- Microwave on worktop.
- There are fitted drawers, cupboards and shelves.

- Fire alarm control switch is in wall cupboard.
- Fire extinguisher in utility.
- Smoke alarm on ceiling.

## **Kitchen, dining and lounge area**

### **Kitchen**

- Step down from utility is a 12 cm drop.
- Door into the kitchen is 67 cm wide and hinged on the left.
- Opening between the lounge/dining area is 80 cm wide.
- Worktop height is 90 cm.
- Oven is an under the worktop electric oven with 4 ring electric hob above.
- Sink is at work top height with cupboard underneath.
- Front loading dishwasher is 60 cm wide.
- Flooring is oak floor boards with light oak style cupboards and black granite work tops.
- Lighting is LED ceiling lights.
- Heat sensor alarm fitted to ceiling.
- Fire blanket stored in the kitchen area.

### **Dining area**

- Dining area is open plan with the lounge and kitchen.
- Flooring in the dining area is oak floor boards.
- There is a dining table and 4 chairs. The dining table measures 74 cm floor to lowest point of table, 132 cm long and 104 cm wide.
- Chairs are moveable with leather padded seats and no arms.
- Lighting is ceiling chandelier.
- Fire Extinguisher stored in the area beneath the stairs.
- Stairs lead up from the dining area and are 80 cm wide and 2.2 metres from the ground floor to the top stair.

### **Lounge area**

- Flooring in the lounge is oak flooring.
- Three seater, two seater sofas and chaise lounge are moveable.
- Coffee table measures 55 cm high, 50 cm in width and 90 cm in length.
- Digital TV (provided by Sagem free satellite) and DVD player.

- Cast iron open fireplace.
- Sideboard and small table.
- Coin operated landline phone.
- Lighting is wall lights.
- There is a hand held remote control for the outside lighting.
- Guest Information folder in the lounge area.
- There is a docking station in the lounge area.

## **First Floor**

### **Gallery and passageway**

- Flooring is oak floor boards.
- Lighting is ceiling chandeliers.
- Gallery passageway is 140 cm wide.
- There are 2 doorways into the bedrooms.
- Fire extinguisher located on window ledge.
- There are 2 chairs and a chest of drawers.
- Smoke alarm on ceiling.

### **The Beda Bedroom**

- Door width is 78 cm and hinged on the right.
- Flooring is oak floor boards.
- Lighting is one chandelier.
- Bed is 5 ft. in width and the height is 60 cm from floor to top of mattress.
- Clearance at end of bed to wall is 1 metre.
- Bedside tables are 62 cm high and contain 2 lamps.
- Largest free space clear of doors and furniture is 1.3 x 1.4 metres.
- There is an open wall shelf and clothes hanging area.

### **En suite bathroom**

- Door width is 68 cm and hinged on the right.
- Lighting is LED ceiling lights.
- Toilet seat height is 45 cm. The space around the toilet is 37 cm to the left and 33 cm to the right.
- The sink height is 84 cm.

- Step into the shower cubicle is 25 cm high with the width of the shower door being 60 cm.
- Height of the shower control unit is 1 metres from the floor of the shower tray. The shower head is fixed.

### **The Boradale Bedroom**

- Door width is 75 cm hinged on the right.
- Flooring is oak floor boards.
- Lighting is one ceiling chandelier.
- Bed is 5 ft. in width (zip and link so can be split into 2 single beds also) and the height from floor to top of mattress is 60 cm.
- Clearance at end of bed to furniture is 1.3 metres.
- Bedside tables are 67 cm high and contain 2 lamps.
- Largest free space clear of doors and furniture is 1.2 x 2.6 metres.
- There is a double wardrobe with drawers and free standing drawers.

### **En Suite bathroom**

- Door width is 70 cm and hinged on the right.
- Lighting is LED ceiling lights.
- Toilet seat height is 45 cm. The space around the toilet is 20 cm to the left and 20 cm to the right.
- Sink height is 84 cm.
- Bath with fixed shower head above is 55 cm in height, 55 cm in width and 150 cm in length.
- Shower control unit is 1 metre from the floor of the bath.
- Glass shower screen on side of bath which opens outwards, leaving an opening into the bath which is 110 cm wide.

### **Outside Area and Facilities**

- There is a Weber BBQ located in the rear outside area of Hause Hall and charcoal is stored in the Utility room of Hause Hall.
- There is a large paved area between Hause Hall and Cruik Barn.
- There is a large lawned area leading from the paved area.
- There are 2 garden table measuring 180 x 90 cm and 240 x 90 cm with 8 chairs and one bench (these are stored away during winter).
- There are 4 steps up a pathway (88 cm wide) leading to the front paved area of Cruik barn which are all less than 20 cm in height. There is a door

from this paved area into the open plan dining/lounge and kitchen areas.

### **Additional Information**

- **Both bedrooms have feather pillows and duvets with Egyptian cotton bed linen. Poly cotton pillows/duvets can be provided upon request.**
- Both bathrooms have doors with locking fittings which can be unlocked from the inside and outside. They both have light coloured tile effect linoleum flooring and wall mounted heated towel rails.
- Heating is by ground source heating throughout with underfloor heating downstairs.
- The Guest Information file is stored in lounge/dining area.
- High speed satellite broadband is provided, the wireless access code is on a yellow sticker on top of the Wi-Fi box.
- Mobile phone reception is not available at the house but may be received towards the road area. There is a landline phone in the property for outward/inward calls (free of charge).
- The property is no smoking throughout, although smoking is permitted in the outside areas.
- Dogs are allowed within the property and grounds. Please be aware that the local herdwick sheep are quite free ranging.
- The fire point is at the bottom of the driveway next to the entrance gate.

### **Contact Information**

Address : Hause Hall Farm, Martindale, Penrith, CA10 2NF

Telephone : 01768 486766

Email : [info@therowleystates.com](mailto:info@therowleystates.com)

Website : [www.therowleystates.com](http://www.therowleystates.com)

Grid Reference : NY 43409 19128

Local Accessible Taxi : Abbey Taxi 07789 023023 or Town Taxi 01768 868268

Local Public Transport : Penrith Train Station or Bus stop in Pooley Bridge.

Hours of operation : Open all year

## **Future Plans**

- We will review our property through feedback from our guests and make changes accordingly.
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