

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Riverain Cottage, Blencowe Hall, Blencowe, Penrith**

### **Introduction**

Our property is a renovated Grade II listed coach house located within the grounds of the Grade I listed Blencowe Hall Estate, near the small village of Blencowe and situated on the edge of the Lake District, about 7 miles from Lake Ullswater. The cottage is accessed via a gravelled driveway and is the first property on the right.

We have created a floor plan with links to photographs at <http://www.therowleystates.com/cottages/riverain/>

We look forward to welcoming you to Riverain 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 Riverain 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)7968 258234.
- The nearest bus stop is in Penrith, approximately 6 miles away.
- The nearest train station is in Penrith (West coast rail line) which is 6 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.

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

- There is a level, gravelled car parking area with enough room for 3 cars.
- Three stone steps lead up to the front garden gate from the parking area. Each step is < 20 cm. An open gateway to the right leads to the shared rear lawn.
- The wooden gate is 108 cm wide and 95 cm high and leads onto the paved patio area and the front door. The rest of the garden is an open plan lawn with borders.



- Parking is approximately 11 metres away from the main entrance.
- The key for the door is in a coded key safe – details of the location and code will be sent to you by us prior to your holiday.

### **Entrance to property into the Kitchen**

- The main entrance to the property is off the patio with a 10 cm step over the threshold.



- The outside light is beside the entrance door and the switch is inside on the right.
- Front door is 82 cm wide, hinged on the right and the handle / keyhole is 110 cm high.
- Immediately inside the door is a recessed coir mat area with a 17cm high step up into the kitchen.

### **Dining Kitchen**

- Flooring is a light coloured tile effect linoleum.
- Lighting is ceiling spots lights. Switch is beside the main entrance door.
- Floor and wall cupboards are light oak effect with a black granite worktop.
- Worktop height is 92 cm with 1.5 bowl stainless steel sink with mixer tap.
- Oven is electric, standard 60 cm wide, with 4 burner gas hob above.
- Front loading dishwasher is 60 cm wide.
- Microwave on the worktop.
- Freestanding fridge/freezer is 60 cm wide.
- Heat sensor alarm on ceiling and carbon monoxide alarm on wall in kitchen area.
- Dining table seats 6 and is 167cm long, 90cm wide and 76cm high. There are 6 wooden chairs with leather seats 48 cm high. All are moveable.
- Small, low level 2 seater sofa and wooden rocking chair.
- Fire blanket on wall above microwave with wall and wall mounted fire extinguishers underneath.
- Fire evacuation policy is on the right wall by the doorway leading to the Hall. Fire assembly point is in the parking / recreation area of Blencowe Hall.
- There is a partially glazed doorway leading to the rear lawned area. Door is 80 cm wide and 168 cm high and is hinged to the right. The lock and handle are 86 cm high. There are two steps down to the outside area which are <28 cm each.
- On the right after entering the kitchen is a large open archway leading to the Lounge.
- Heating controls are wall mounted in the kitchen.

## Lounge

- Opening into the Lounge from the kitchen is 180 cm wide.
- Two steps down into measure 17 cm high.



- Flooring is oak floor boards with 1 central rug.
- Lighting is via 2 ceiling chandeliers and spot lights on beams. Switches are in the kitchen on the wall above the sofa.
- There are two 3 seater leather sofas. Both sofas are moveable.
- There are also two wooden chairs with curved arms and a low level upholstered chair.
- A Central wooden coffee table is 48 cm high, 1m long and 60 cm wide. There are also two further side tables. One displays a lamp and the guest information folder.
- A tall chest of drawers with a lamp. An oak shelf holds a DVD player and Stereo system. Digital TV is wall mounted on an adjustable bracket above.
- There is a central cast iron log burner set in a stone fireplace. The grate is 9cm above floor level.
- Two large, arched, former barn doors are now glazed french doors hinged to both sides. Maximum opening width of each is 128 cm. Locks and handles are 100 cm high. Both doors open onto the rear lawned area with a step down <28 cm high.



## Hall & Stairs

- Open doorway leading from the kitchen is 96 cm wide.
- Two oak steps up into the hall measure 19 cm high.



- Flooring is oak floorboards.
- Lighting is via ceiling spots. Switches are on the left wall at the bottom of the stairs and the central wall at the top of the stairs.
- Ceiling mounted smoke alarm.
- A step down (15cm high), to a recessed coir mat leads to a partially glazed external door. Door is 80 cm wide, hinged to the left. Handle and lock are 100 cm high. The door leads to the rear lawned area with a 20 cm step down to the outside level.



- Two doorways off the hall lead to the Derwent bedroom and the Utility room.
- To the left of the doorway from the kitchen are the stairs leading to the first floor Haweswater and Ullswater bedrooms.
- There are 13 oak steps, each 19 cm high with a wall mounted bannister rail to the left.
- Fire extinguisher at the top of the stairs.

### **Derwent Bedroom (Ground Floor)**

- Door width is 80 cm wide and hinged on the left.
- Flooring is oak floor boards.
- Lighting is via 2 ceiling lights. Switch is on the left wall inside the door.
- Bed is 6 ft. wide (zip and link converts to two singles) and the height is 65 cm from floor to top of mattress.
- Clearance to the left of the bed is 65 cm and to the right is 70 cm, both to the wall.
- Two bedside tables, one 74 cm high and one 54 cm high. Both have lamps.
- Large freestanding wardrobe with a full length mirror to the front.

- A wooden dresser displays a mirror with a wooden chair alongside.

### **En suite bathroom**

- Door width is 74 cm and hinged on the right.
- Lighting is LED ceiling lights. Switch is outside the door on the left wall.
- Freestanding square shower cubicle with glass surround measures 83 cm x 86 cm. Step up into the cubicle is 26 cm high and the door opening width is 62 cm. Controls are 104 cm high and the shower head is adjustable.
- Toilet seat height is 45 cm and the space around the toilet is 17 cm to the left and 25 cm to the right.
- Freestanding basin is 83 cm high with separate taps and a mirror with light above.



### **Utility Room**

- Door width is 80 cm and hinged on the left. Handle is 90 cm high.
- Flooring is a light coloured tile effect linoleum.
- Lighting is via ceiling spots. Switch is inside on right.
- One ceiling mounted smoke alarm.
- Worktop height is 92 cm with a washing machine and tumble dryer underneath, both 60 cm wide.
- Several wall mounted coat hooks.
- Locked store cupboard.

### **Haweswater Room (First Floor, left)**

- Door width is 80 cm and hinged on the right.
- Flooring is oak floorboards.
- Lighting is via 1 ceiling chandelier. Switch is on the left inside the door.
- Bed is 6 ft. wide (zip and link converts to two singles) and the height is 60 cm from floor to top of mattress.
- There are 2 bedside table's 62 cm high with lamps.
- Large chest of drawers with a mirror above.
- One low level upholstered chair and one wooden side chair.
- Built in double wardrobe.
- There is a small partially glazed door overlooking the rear lawn. Door is 80 cm wide, 149 cm high and is hinged to the right. The handle and lock are 90 cm high. A wrought iron balustrade is fixed across the outside for safety when the door is opened.

### **En suite bathroom**

- Door width is 74 cm and hinged on the right.
- Lighting is LED ceiling lights. Switch is outside the door on the left.
- Built in tiled shower cubicle with glass door. Measures 118 cm wide x 85 cm deep. Step up into the cubicle is 24 cm high and door opening is 54 cm. Controls are 117 cm high and the shower head is adjustable.
- Toilet seat height is 45 cm and the space around the toilet is 54 cm to the left and 40 cm to the right.
- Freestanding basin is 82 cm high with separate taps and a mirror with light above.

### **The Ullswater Room (First Floor, right)**



- Door width is 80 cm wide and hinged on the right.
- Flooring is oak floor boards with 1 central rug.
- Lighting is one ceiling chandelier. Switch is on the left inside the door.
- Bed is 6 ft wide with a wooden surround. The height is 64 cm from the floor to the top of the mattress. Clearance either side of the bed is 80 cm to the left and 65 cm to the right.
- Two bedside tables are 62 cm high and contain lamps on each.
- Double built in wardrobe with the third door being a locked store cupboard.
- Wooden dresser with mirror on top, freestanding full length mirror and one wooden chair.
- There is a small partially glazed door overlooking the rear lawn. Door is 80 cm wide, 147 cm high and is hinged to the left. The handle and lock are 87 cm high. A wrought iron balustrade is fixed across the outside for safety when the door is opened.

### **En suite bathroom**

- Door width is 74 cm and hinged on the right.
- Lighting is LED ceiling lights. Switch is outside the door on the left.
- Toilet seat height is 46 cm and the space around the toilet is 50 cm to the left and 50 cm to the right.
- Freestanding basin is 83 cm high with separate taps and a mirror with light above.
- Bath is fitted with mixer tap at one end and a shower above. Side of bath is 53 cm high with a fixed glass shower screen.
- Shower controls are 90 cm high and the shower head is adjustable.

### **Outside Area and Facilities**

- There is a Weber BBQ located in the garden and charcoal is stored in the utility room.
- There is a large lawn to the front and rear of the property.
- There is one garden table with 4 chairs and a bench. These as well as the BBQ are stored away during winter.
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### **Additional Information**

- Heating is by air source heat pumps.

- The Guest Information file is on a side table in the Lounge.
- Internet broadband is provided, the wireless access code is inside the Guest Info. Folder.
- All the en-suite bathrooms have light coloured tile effect linoleum flooring, heated towel radiators and doors which can be locked inside and outside.
- Mobile phone reception is reasonable inside the cottage and much improved outside. There is a landline payphone in the Lounge.
- **All bedrooms have feather pillows and duvets with Egyptian cotton bed linen. Poly cotton pillows can be provided upon request.**
- The property is no smoking throughout, although smoking is permitted in the outside areas.
- Dogs are allowed within the property and grounds.
- The fire assembly point is at the rear of the car parking area for Blencowe Hall.

### **Contact Information**

Address : Riverain Cottage, Blencowe Hall, Blencowe, Penrith, CA11 0DF

Telephone : 01768 800218

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

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

Grid Reference : NY 45017 32606

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

Local Public Transport : Penrith Train Station

Hours of Operation : Open all year

### **Future Plans**

- We will review our property through feedback from our guests and make changes accordingly.
- We welcome your feedback to help us continuously improve. If you have any comments please feel free to email us.

