

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 Stag Cottage, Melmerby Hall, Melmerby, Penrith

Introduction

Our property is a self-contained 17th century sandstone cottage in Cumbria set in the private grounds of Melmerby Hall. Though it adjoins Melmerby Hall, Stag Cottage has separate private front and rear gardens, parking and entrance way from the stable garden which are not overlooked by Melmerby Hall. It is located in the village of Melmerby, in the Eden Valley, 9 miles from Penrith and 14 miles from Lake Ullswater.

We have created a floor plan with links to photographs at

<http://www.therowleystates.com/cottages/stag-cottage/>

We look forward to welcoming you to Stag Cottage. If you have any queries or require any assistance please phone 07968 258 234 or email christine@therowleystates.com.

Pre-Arrival

- There is full information about Stag 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.
- Bookings and enquiries can be made via email at info@therowleystates.com or by telephone on 44(0)7968 258234.
- The nearest bus stop is in Penrith, approximately 9 miles away.
- The nearest train station is in Penrith (West coast rail line) which is 9 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@therowleyestates.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 sandstone archway over the road leading into the grounds of Melmerby Hall and Stag Cottage which is 2.35 m wide.
- Through the main archway, on the right, is a sandstone gateway leading into the parking area for Stag Cottage which is 3.1 m wide.
- The car park is gravelled and level and has enough room for 3 cars.
- Parking is approximately 9.6 metres away from the main entrance.
- A sandstone garden gateway which is 142cm wide opens onto a slightly sloping flagged pathway leading to the main entrance of the property and to the French doors off the kitchen.



- 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.

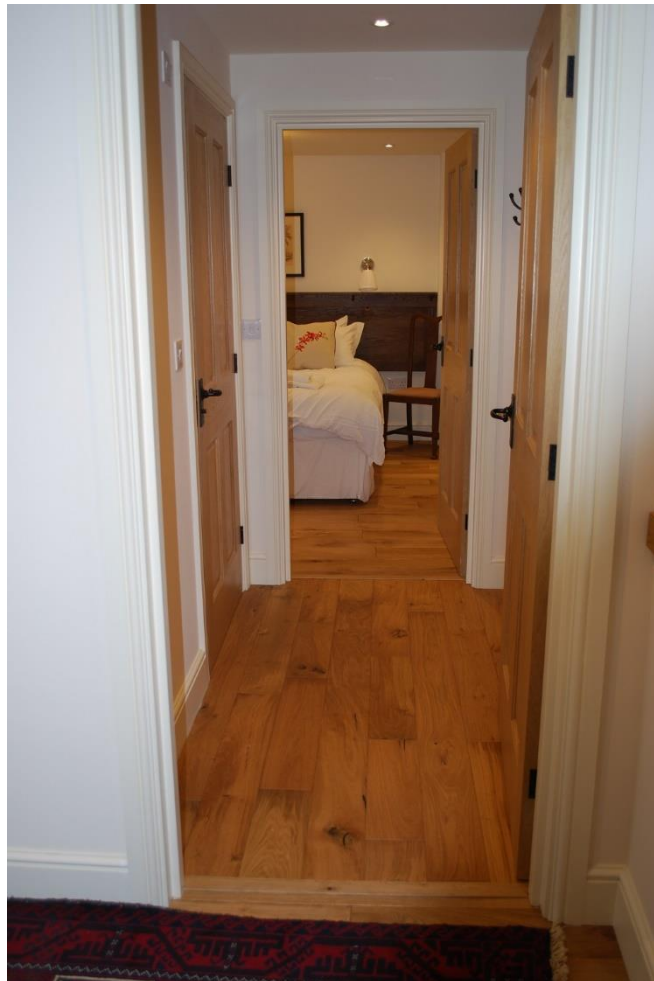
Main Entrance



- The main entrance to the property has reasonably level threshold.
- The outside light is to the left of the main entrance door. The switch is inside to the left.
- Front door is 77 cm wide, hinged on the right. The keyhole is 89 cm high and handle is 94 cm high.
- Flooring is oak floor boards with a central rug.
- Lighting is via ceiling spots lights.
- Light switches are inside on the left wall and are 114 cm high.
- A fire extinguisher sits on the floor at the end of the entrance hall.
- Heating is via a thermostatically controlled wall mounted radiator on the right wall which makes the hallway 73 cm wide at its narrowest point.

Ground Floor Bedroom suite

- Doorway is 76 cm wide, hinged on the right. The handle is 100 cm high.
- Flooring is oak floor boards.
- Lighting is via ceiling spots lights.
- Light switches are inside on the left wall and are 114 cm high.
- A row of coat hooks line the right wall.
- A smoke alarm is fitted to the ceiling.



Ground Floor En suite

- Doorway is 78 cm wide, hinged on the right. The handle is 100cm high and the inside lock is 94 cm high.
- Flooring is a tile effect laminate.
- Lighting is via ceiling spot lights.
- Light switches are to the left outside the door and are 114 cm high.

- A heated towel rail / radiator is on the wall to the right inside the door.
- The shower cubicle has a 5 cm step up into it and the opening is 68 cm wide.
- The cubicle door handle is 95 cm high.
- The shower has a fixed head at 199 cm high. The controls are 94 cm high.
- There is a pedestal sink, 83 cm high, with a large wall hung mirror and light over it.
- The toilet seat is 44 cm high. To the right there is 26 cm of space and to the left there is 22 cm.
- There is also a small window for ventilation with a fitted blind at a higher level.



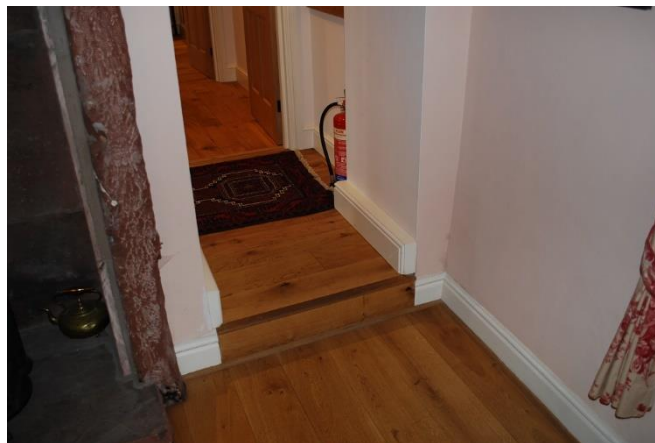
Ground floor Bedroom

- Doorway is 77 cm wide with a 100 cm high handle which is hinged to the right.
- Flooring is oak floor boards.
- Lighting is via ceiling spots and a pendant. The switch is on the left inside the main entrance doorway. Fixed reading lamps are wall mounted and bedside tables are 75 cm high.
- The bed is a 5ft zip and link and can be made into 2 single beds and are 65 cm high from the floor to the top of the mattresses.
- A radiator is on the right wall behind the door.
- The room has a built in wardrobe with shelves.
- There is a stable style window 100 cm high which looks onto the rear garden and a smaller, higher level window with an oak shutter.



Lounge

- The doorway leading to the Lounge from the Entrance hall is 72 cm wide.
- There is an oak step down into the lounge from the entrance hall 16 cm high. A mobile metal ramp for wheelchair access can be provided.



- Flooring is oak floor boards and large central rug.
- Lighting is via a central ceiling light supported by emergency lighting. Switches are on the right wall above the steps from the Entrance, on the

wall to the right of the door leading to the kitchen, and on the left wall leading into the Dining Room. All are 130 cm high.

- There are 2 three seater leather sofas and 2 upholstered chairs.
- There is also a wooden chest displaying a digital TV and DVD player and one low level upholstered foot rest.
- The central coffee table is 89 cm long, 60 cm deep and 42 cm high, and displays the Guest Information Folder for the property.
- All the furniture can be moved.
- There is a stereo player on the window ledge.
- On the right as you enter the room is a large open plan fireplace housing a cast iron log burning stove, 14cm above floor level.
- To the left there are 3 windows along the external wall. Each has an upholstered window seat.
- The first window also houses the fixed payphone for the property.
- In the far right corner of the room is a large broom cupboard containing the vacuum and mops.
- In the far left corner is the small passageway leading to the Dining Room and stairs 94 cm in width. The stairs go up to the right and the Dining Room Door is straight ahead.

Breakfast Kitchen

- Double French doors lead from the Lounge into the Breakfast Kitchen. Doorway is 147 cm wide with a small step over the threshold.
- Flooring is a light coloured tile effect linoleum.
- Lighting is via ceiling spots lights and a low hanging pendant above the table. There is also an emergency ceiling light.
- Light switches are inside to the left of the double doors and to the left of a second door leading to the Dining Room. All are 132 cm high.
- Floor and wall cupboards are light oak effect with a black granite worktop 92 cm high housing a stainless steel sink.
- Oven is a 70 cm wide electric oven with a separate grill. There is a 4 burner gas hob above.
- Microwave is on the worktop.
- Front loading dishwasher is 60 cm wide.
- Fridge/freezer is 60 cm wide.

- Under counter washing machine and tumble dryer, both 60 cm wide, are in the end two cupboards next to the external doors.
- Ceiling mounted smoke and carbon monoxide alarm. Controls on wall next to Lounge double doors.
- Wooden table 180 cm long x 95 cm wide x 77 cm high.
- Wooden dining chairs with seats 45 cm high.
- One large freestanding pine dresser. Worktop height of 95 cm.
- Fire blanket and fire extinguisher to the left of the pine dresser, wall and floor mounted.
- Single door next to fridge freezer leads to Dining Room.
- French doors lead to the rear garden / lawn area. Doorway is 152 cm wide with an 8 cm step to the path outside.



- Outside lights either side of doors. Switches are inside to the left of the door, underneath the wall cupboard, 130 cm high.

Dining area

- Door from Lounge is 70 cm wide, hinged to the left.
- Door from kitchen into Dining Room is 87 cm wide, hinged on the right.
- Flooring is oak floor boards.
- Lighting is via a chandelier and candles if desired. Light switch is on the right wall inside the room and the right of the door leading to the kitchen. All are 130 cm high.
- The Oval dining table is 240 cm long x 122 cm wide x 77 cm high with 6 dining chairs and one to the side. Seat height is 45 cm.

- A large wooden sideboard holds a lamp and additional candlesticks.
- There is also a small side table and two wall hung mirrors.
- In the far right corner of the room is an inter-connecting door to Melmerby Hall for guests who wish to share both properties. This door is otherwise locked at all times. The door is 80 cm wide and 177 cm high.
- An external partially glazed door leads to the rear lawned garden. The door is 89 cm wide, 169 cm high and hinged to the right. The lock and handle are 92 cm high. The step down to the outside path is <20 cm.

Stairway

- Leading from the Lounge the stairway is 89 cm wide.
- There are 12 carpeted stairs, each approx 20 cm high.
- Lighting is via a central ceiling light and a sky-light.
- Light switches are at the top and bottom of the stairway on the left wall, 130 cm high.
- At the top there is a small carpeted landing area.
- There is a ceiling mounted smoke alarm, an emergency light and a wall mounted fire extinguisher.
- To the left is the Threlkeld Bedroom and to the right is The Master Bedroom.

Threlkeld Bedroom

- Door width is 74 cm wide and hinged on the right.
- Flooring is oak floorboards.
- Lighting is via a central ceiling light. Switches are on the left wall inside the room, 130 cm high.
- Bed is 6 ft. wide (zip and link, converts to two singles) and the height is 59 cm from the floor to the top of the mattress.
- Clearance to the left of bed is 54 cm and to the right is 36 cm, both to the wall.
- Two bedside tables are 53 cm high with bedside lamps.

- There is also a large chest of drawers with a vanity mirror and a low level upholstered chair.
- Behind the chair is a built in cupboard.

En suite bathroom

- Door width is 62 cm and hinged on the left. Door has a lock.
- Door handle is 72 cm high and lock is 99cm high.
- There is a step down into the ensuite which is 8cm high.
- Lighting is LED ceiling lights. The switch is outside on the right wall, 130 cm high.
- Flooring is oak effect laminate.
- Toilet seat height is 44 cm high and the space around the toilet is 23 cm to the left and 21 cm to the right.
- Basin is 83 cm high and has separate taps. There is a mirror above.
- The full size bath has sides 53 cm high from the floor with a shower mixer tap at one end. A wall mirror runs the full length of the bath.

The Master Bedroom

- Door width is 70 cm and hinged on the left. Handle is 80 cm high.
- Flooring is oak floorboards.
- Lighting is via ceiling spots and a fixed pendant. Switches are on the right wall inside the room, 130 cm high.
- 5 ft. oak bed with head and foot boards. Mattress height is 70 cm from the floor.
- Two bedside tables are 60 cm and 68 cm high with lamps on each.
- There is a writing desk with a wall mirror above. Two wooden chairs with upholstered seats 46 cm high. A chest of drawers and an upholstered antique two seater sofa.
- The largest free space in the room is 2 m x 4 m.
- A doorway in the far right corner of the room leads to a dressing area and on to the Master En suite.

Dressing Area

- The dressing area has a 16 cm oak step up from the bedroom floor level.

- The doorway is 73 cm wide with no fixed door.
- Flooring is oak floorboards.
- Lighting is via ceiling spots lights. Switches are to the left of the dressing area doorway.
- On the right there is a double built in wardrobe housing the iron and ironing board and a full height shelved cupboard. There are locked cupboards to the left.
- A smoke alarm is fitted to the ceiling.

En suite bathroom

- Door width is 77 cm and hinged on the right. There handle is 98 cm high and the lock on the inside is 94cm high.
- Lighting is LED ceiling spots. The switch is on the outside wall to the left and is 114 cm high.
- Flooring is light coloured tile effect linoleum.
- Toilet seat height is 44 cm with open space either side.
- Pedestal basin is 83 cm high with separate taps and a large wall mounted mirror with light above.
- The separate shower cubicle has a front opening door which is hinged on the left and 64 cm wide. It has a 2 cm high threshold.
- Height of the shower control unit is 96 cm from the floor of the shower tray. The shower head is fixed at 1.91 metres high.
- There is a small window with a fitted blind and a skylight.
- The full size bath has sides 54 cm high from the floor. The internal width is 57 cm and the length is 145 cm. There a fixed taps at one end. A wall mirror runs the full length of the bath.

Outside Area and Facilities

- Weber BBQ located in the rear garden. Charcoal is stored in the kitchen.
- To the front there is a walled garden mainly laid to lawn with surrounding borders.
- The lawn is raised and is accessed via 4 stone steps leading from the french doors in the Breakfast Kitchen. The steps are 114 cm wide and each is <17 cm high.
- The stone wall raising the lawn has a maximum height of 76 cm from the flagged stone / gravel path surrounding the property.
- A patio set seating 4 is provided on the raised lawn. It consists of a table, 140 cm long x 67 wide x 66 cm high with a central parasol, 2, two seater bench and 2 chairs.
- To the rear there is a smaller walled garden mainly laid to lawn with surrounding borders.

Additional Information

- Heating is by a wood chip biomass system.
- The Guest Information file is in the Lounge on the coffee table. Tourist information is in the basket on the windowsill in the main entrance.
- Internet broadband is provided.
- Mobile phone reception is poor inside and outside the cottage. There is a landline pay phone in the living room.
- **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 outside on the drive way by the main archway

Contact Information

Address : Stag Cottage, Melmerby Hall, Melmerby, Penrith, CA10 1HB

Telephone : 01768 881 367

Email : info@therowleystates.com

Website : www.therowleystates.com

Grid Reference : NY 61161 37365

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.