

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 Blencowe Hall, Blencowe

Introduction

Our property is a Grade I listed fortified manor that has undergone extensive renovation bringing the two embattled Peele towers back into use for the first time in more than 300 years. The Hall has 12 bedrooms, 11 bathrooms, can accommodate up to 24 guests, both catered and self-catering holidays available. It is located 1 mile from Greystoke village and 4 miles from the Lake District National Park. It is situated at the top of a gated driveway and has extensive grounds and gardens.

We have created a floor plan with links to photographs at <http://www.therowleystates.com/halls/blencowe-hall/>

We look forward to welcoming you to Blencowe Hall. If you have any queries or require any assistance please phone 07968 258234 or email christine@therowleystates.com.

Pre-Arrival

- There is full information about Blencowe Hall 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 at Penrith.
- The nearest train station is at 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@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 the main car parking area with enough room for 12 cars which is flat and gravelled. The main parking is approximately 22 metres away from the main entrance and there are 4 steps down (each step approx. 22 cm high and 2 metres wide) then through a gateway into a cobbled courtyard.
- There is also extra parking spaces available in another gravelled area to the side of the Hall and on the cobbled courtyard if required as the cobbled area is closer to the Hall (approx. 2 metres away from the entrance door).
- 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 (Kitchen Door)

- The main entrance door to the property (into the kitchen) is 70 cm wide and hinged on the right. The handle is 110 cm high and the keyhole lock is 105cm high.
- The outside light switch is on the left wall inside the door.

Kitchen

- Flooring is light coloured tile effect wood.
- Lighting is LED ceiling lights.
- There is a 4 oven Aga, 60 cm wide under worktop electric oven and a 4 ring gas hob over the electric oven.
- Fridge freezer is 90 cm wide.
- Light coloured oak cupboards with black granite worktops.
- Worktop height is 90 cm with the sink at worktop height.
- Kitchen Island (118 x 222 cm) has at least 80 cm clearance around it.
- Two front opening dishwashers which are 60 cm wide each.
- There are also various wall cupboards and shelves.

- The main kitchen table is 77 cm high from floor and 89 cm wide by 238 cm long. There are 10 wooden chairs without arms around this table, seat height is 46 cm from the floor.
- An extra table is 77 cm high from the floor and 88 cm wide by 150 cm long. There are 3 wooden chairs and bench seating for this table.
- There is a breakfast bar with 4 high stools. On the breakfast bar there is a payphone, CD stereo and docking station and the Guest Information folder.
- There are two ceiling smoke detectors, fire point alarm and a carbon monoxide detector on the wall.
- There is a fire blanket and fire extinguisher near to the Aga oven.

Utility Room

- Two steps up into utility which are 11 cm in height and opening is 87 cm wide.
- Flooring is light coloured tile effect wood.
- Lighting is LED ceiling lights and a ceiling smoke detector.
- Oak kitchen cupboards and dark worktops.
- Worktop height is 93 cm with the sink at worktop height and a cupboard underneath the sink.
- Microwave on worktop and fridge/freezer is 90 cm wide.
- Washing machine and tumble dryer are each 60 cm wide.
- There are wall cupboards and shelves and coat hooks and shoe storage racks.
- Fire blanket and fire extinguisher on right wall by outside door.
- Outside door to cobbled courtyard is 80 cm wide and hinged on the left.
- The utility toilet door is 78 cm wide, hinged on the right which locks inside and out. Handle is 86 cm high and lock is 80 cm high. The toilet seat height is 45 cm with 40 cm space to the left and 32 cm to the right. The sink height is 86 cm.

Butler's Pantry

- Doorway from kitchen into hallway leading to Butler's Pantry is 77cm wide and hinged on the left.
- There is a sandstone step up (4 cm high) into the hallway which is 86 cm wide.

- There is a smoke detector on the ceiling and the fire and evacuation plan and instructions on the wall. The flooring is oak floor boards and lighting is ceiling lights, one chandelier and LED spotlights.
- There is a locked door to a store cupboard and two large sideboards.
- One step down (17 cm) to the doorway into the Dining Room and stairs which lead to first floor bedrooms (Cromwell's Folly). There are 15 stone steps leading up to Cromwell's Folly and its bathroom. The height of each step is <20 cm each and the width of the steps is 75 cm. There is no handrail and the lighting is ceiling spot lights. At the top of the stairs there is a ceiling smoke alarm and fire extinguisher.

Dining Room

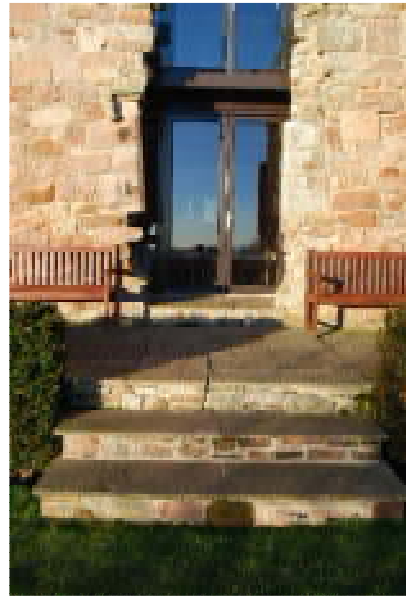
- Door is 77 cm wide and hinged on the left. One step down into Dining Room is 16 cm.



- Flooring is oak floor boards. Room dimensions are 5.7m x 4.4m with an extra area of 2.2m x 2.3m where the smaller table is.
- Lighting is 2 ceiling chandeliers, wall lights and LED ceiling lights.
- There is a fire alarm point on the wall. The room contains a sideboard and 2 tables with chairs. Both tables are 73 cm high with the larger table

being 133 cm W x 350 cm L and the smaller table being 109 cm W x 255 cm L. There are 24 chairs with leather seats (46 cm seat height from floor) and backs without arms.

- Double doors leading to the front outside paved area (with both open the width is 1.5 metres). One step down (23 cm) onto paved patio area and then 3 steps down (<21 cm each) onto lawned area.



- Side entrance outside door from Dining Room is 70 cm wide and hinged on the right. Outside light switch to left of the door. One step over (5 cm in height) to the front paved area. There is then a further step up (14 cm) to the seating area.



Snug

- Corridor leading from Butler's Pantry to Snug, doorway is 68 cm wide and hinged on the left.
- Flooring is oak floor boards.
- One ceiling chandelier and LED spot lights. Ceiling smoke alarm.
- There are two 2 seater sofas and 2 chairs (all moveable), sideboards and fitted cupboards and a TV and DVD player.
- There is also a decorative cast iron range.
- A door in the far corner next to the window leads into the Entrance Hall / Oak Room and is 84 cm wide and hinged on the right. There is one step up 9 cm high.
- An open doorway 70 cm wide leads on to the stairs / original main entrance area.

Entrance Hall / Oak Room

- Lighting is one ceiling chandelier and smoke alarm on ceiling.
- Flooring is oak floor boards.
- There is also a table a 2 seater chair and two side chairs.
- A door in the corner next to the window leads into the Billiard's Room. The door is 80 cm wide and hinged on the left. One step down (9cm) into the Billiard's room.

- There is a doorway and a 7 cm step down from the Entrance Hall / Oak Room to the stairs and the original main entry door area.

Main Stairs / Original Main Entry Door area

- In the hall and stairs area there are two ceiling lights, a chandelier, a ceiling smoke alarm, a smoke alarm point and a fire extinguisher.
- There original main door leading out to the courtyard is 78 cm wide and hinged on the left (from inside). There is 12 cm high step up to the outdoor level. The outside light switch is on the right wall.

Billiard's Room, Porch and Toilet

- The opening from the hall and stairs into the Billiard's Room is 80 cm wide.
- Flooring is oak floor boards.
- 5 wall lights and 3 lights above the Billiard's table. Ceiling smoke alarm.
- The Billiard's table is 89 cm high and 150 cm W x 280 cm L. There is at least 110 cm of space around the table.
- Two sideboards, 2 chairs and 2 sofas in the room with a gas effect fire also.
- Opening into porch is 80 cm wide.
- Porch has one ceiling light and a fire extinguisher.
- Door to outside front paved area is 80 cm wide and hinged on the left. There is one step down (17 cm) outside to paved area.
- Door into toilet is 77cm wide and hinged on the right.
- Sink height is 84 cm, toilet seat height is 45 cm, with 39 cm space to the right and 40 cm to the left of the toilet.
- Lighting in toilet is one ceiling chandelier.

Access to ground floor bedrooms and stairs to North Tower

- From the Billiard's Room to the stairs vestibule of the North Tower the opening is 87 cm wide with one step down (15 cm) then narrows to 69 cm wide and another step down (6 cm). The flooring is flagged.
- Door into stairs vestibule is 74 cm wide and hinged on the left. There is also a door which leads to the outside front path of the Hall which is 70 cm wide and hinged on the left.

- In the vestibule there is a smoke alarm point, fire extinguisher and wall lights.
- The spiral stairs leading up to the 1st and 2nd floors of the North Tower have 10 steps up to the 1st floor and 15 steps up to the second floor. Each step is < 20 cm high. There is a rope guide rail and wall lights. The width of the circular stairs approximately 80 cm.
- From the vestibule the opening into the hallway for the two ground floor bedrooms is 70 cm wide and there is one step down (9 cm).
- The hallway has two wall lights, a ceiling smoke alarm and oak flooring.



The Garden Room

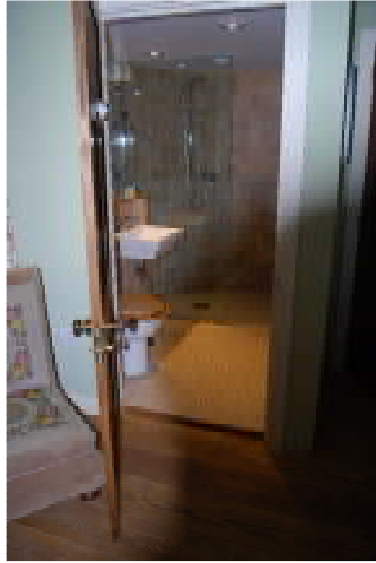
- Door is 84 cm wide and hinged on the right. The handle is 82 cm high.
- Flooring is oak floor boards and there is one ceiling light and a ceiling smoke alarm.
- Bed is a 4ft 6' wide and the height is 66 cm from floor to top of the mattress.
- Clearance at end of bed to furniture is 1.9 metres.
- Bedside cabinets are 76 cm high and contain lamps.
- Largest free space clear of doors and furniture is 2.7 x 1.9 metres.
- There is a built-in wardrobe / cupboard, chest of drawers and one chair.
- There is an outside door which leads to the side of the north tower with a stone ramp down to a gravelled pathway. The door is 90 cm wide and hinged on the left. The handle is 100 cm high.
- The outside light switch is on the right wall.

(the gravelled path area leads around the side of the North Tower to the courtyard area and main access at the front of Blencowe Hall)



En Suite Shower room

- Door is 77 cm wide and hinged on the left. The handle is 85 cm high and the lock is 78 cm high.
- There is one step up into the room (3 cm high)
- Lighting is by LED ceiling lights.
- Sink height is 79 cm.
- Toilet seat height is 42 cm, the space around the toilet is 19 cm to the left and 15 cm to the right.
- There is a walk in shower with an opening of 62 cm. The controls are 105 cm from the floor. The shower head is adjustable.



Adam de Blencowe Room

- Door is 84 cm wide and hinged on the left. The handle is 82 cm high.
- Flooring is oak floor boards and there is one ceiling light as well as LED spot lights.
- Bed is a 6ft zip and link king size/2 singles. Bed height is 61 cm from floor to top of the mattress.
- Clearance at end of bed to wall is 90 cm.
- Bedside tables are 72 cm high and contain bedside lamps.
- The largest free space clear of doors and furniture is 1.7 x 2 metres.
- There is also a wardrobe, drawers, a chair and a ceiling smoke alarm.

En Suite bathroom

- Door is 76 cm wide and hinged on the left.
- Ceiling spot lights.
- Sink height is 82 cm.
- Toilet seat height is 44 cm. The space around the toilet is 35 cm to the left and 25 cm to the right.
- Fitted bath height is 59 cm and the internal measurements are approximately 55 cm W x 150 cm L. Taps and shower mixer.

- Step into shower cubicle is 7 cm high with the width of the shower door being 70 cm.
- Height of the shower control unit is 120 cm from the floor of the shower tray. The shower head is fixed.



2nd Floor North Tower

- From the vestibule leading off the Billiards room, a stone spiral stair case leads up to the first floor Library / Solar Room the 2nd floor bedrooms of the North Tower.

North Tower Library (Solar Room)

There are two entrances into this room:

- From the North Tower the door is 78 cm wide and hinged on the left. One step up into the room (20 cm).
- From the main first floor bedroom hallway into the North Tower Library the door is 75 cm wide and hinged on the left. There are then five steps down (carpeted, 90 cm wide) and each step is approx. 20 cm high. There is a hand rail on the right wall.
- Flooring is oak floor boards.
- Lighting is 3 ceiling chandeliers and 6 wall lights. Ceiling smoke alarm.

- There are two fires (one log burner and one gas effect).
- Within the room there are five 3 seater sofas and 4 arm chairs (all moveable).
- There is a TV and DVD player and CD/Stereo system.
- Other furniture is a large sideboard, 6 small tables and 2 coffee tables (50 cm H x 76cm W x 157 cm L).
- The room measures approximately 10.5 x 6 metres.

2nd floor North Tower Bedrooms

The stone spiral staircase leads past the Library / Solar Room up to the 2nd floor North Tower bedrooms.

- At the top of the stairs the opening to the hallway is 70 cm wide and one step up (20 cm).
- The next door is 72 cm wide and hinged on the right.
- Flooring is oak floor boards.
- There is one ceiling light, a ceiling smoke alarm and fire extinguisher.

North Tower Master Bedroom

- Door is 84 cm wide and hinged on the left.
- Floor is oak floor boards
- Lighting is one ceiling chandelier, LED ceiling spot lights and there is also a ceiling smoke alarm point.
- The four poster 5 ft. bed is 60 cm high from floor to top of mattress.
- Bedside cabinets are 76 cm high with bedside lamps on each.
- Clearance at end of bed to furniture is 2 metres.
- Largest free space clear of wall and furniture is 2 x 3.6 metres.
- There is also a wardrobe, drawers and a chair.

En Suite bathroom

- Door is 77 cm wide and hinged on the right. One step up into the room (18 cm high)
- Lighting is LED ceiling spot lights.
- Sink height is 93 cm.
- Toilet seat height is 45 cm. The space around the toilet is 32 cm to the left and 30 cm to the right.

- Fitted bath height is 55 cm and the internal measurements are approximately 60 cm W x 150 cm L. Taps and shower head mixer.
- Step into shower cubicle is 12 cm, with the door width being 72 cm.
- Shower controls are 1.2 m from the floor of the shower tray and the shower head is fixed.

Lady Jane Grey Room

- One step up to the door (17 cm). Door is 85 cm wide and hinged on the left.
- Flooring is oak floor boards and lighting is two ceiling chandeliers and LED ceiling spot lights. Also a ceiling smoke alarm.
- 6 ft. zip and link bed (turns into two 3ft single beds), 60 cm high from the floor to top of the mattress.
- One bedside cabinet 73 cm high with a bedside lamp.
- Clearance at end of beds to wall is 1.7 metres.
- The largest free space clear of walls and furniture is 1.7 x 4.4 metres.
- There is also a wardrobe, two desks and two chairs in the room.

En Suite bathroom

- Door is 77 cm wide and hinged on the right.
- Lighting is LED ceiling spot lights.
- Toilet seat height is 45 cm. The space around the toilet is 28 cm to the left and 34 cm to the right.
- Sink height is 83 cm.
- Fitted bath is 55 cm high and the internal measurements are approximately 60 cm W x 150 cm L.
- Step into shower cubicle is 12 cm and the door width is 73 cm.
- The controls are 1.3 metres from the floor of the shower tray. The shower head is fixed.

South Tower stairs from Butler's Pantry

- Stone steps (15 and < 20 cm in height each) leading straight up from the Butler's Pantry to Cromwell's Folly.
- Steps are 75 cm wide and there is no hand rail.
- There are ceiling spot lights.

- In the Hallway at the top of the stairs the flooring is oak floor boards, one ceiling light, a ceiling smoke alarm and fire extinguisher.

Cromwell's Folly

- Door is 85 cm wide and hinged on the right.
- Flooring is oak floor boards, one ceiling chandelier and LED ceiling spot lights.
- 5 ft. four poster bed is 55 cm high from the floor to the top of the mattress.
- Clearance at end of bed to wall is 4 metres.
- Largest free space clear of walls and furniture is 4 x 3.8 metres.
- One bedside cabinet is 71 cm high with two lamps (one lamp on drawers).
- There is also a wardrobe, chaise lounge, a chair and two sets of drawers.
- Double doors leading to the outside balcony are both 76 cm wide.
- The balcony is 50 cm wide and 3.7 metres long with a glass balustrade which is 1.08 metres high.
- There is another doorway from the bedroom which leads to the South Tower first floor bedroom corridor. Door width is 74 cm wide and hinged on the right from inside the bedroom.

Cromwell's Folly separate Bathroom

- Door width is 77 cm wide and hinged on the left.
- LED ceiling spot lights.
- Sink height is 81 cm.
- Toilet seat height is 45 cm. The space around the toilet is 38 cm to the left and 47 cm to the right.
- Step into the shower cubicle is 12 cm high. Door width is 72 cm.
- Shower controls are 125 cm from the floor of the shower tray. The shower head is fixed.
- Free standing bath is 58 cm high and internal measurements are approximately 60 cm W x 150 cm L. Taps and shower head mixer.

Stairs from first floor bedroom corridor to South Tower Master Bedroom.

- 12 stone steps (<24 cm each) and <60 cm wide. No hand rail.
- Ceiling spot lights.
- At top of the stairs there is a small hallway with oak flooring, one ceiling light, ceiling smoke alarm and fire extinguisher.

South Tower Master Bedroom

- Door is 85 cm wide and hinged on the right.
- Flooring is oak floor boards.
- Lighting is two ceiling chandeliers, LED ceiling lights and there is also a ceiling smoke alarm.
- The four poster 6 ft. bed is 62 cm high from floor to top of mattress.
- Bedside cabinets are 74 cm high with bedside lamps on each.
- Clearance at end of bed to doors is 2.4 metres.
- Largest free space clear of wall and furniture is 2.4 x 4 metres.
- There is also a table and two chairs, drawers, wardrobe and chaise lounge.
- Double doors leading to the outside balcony are both 76 cm wide.
- The balcony is 50 cm wide and 3.7 metres long with a glass balustrade which is 1.08 metres high.

Dressing Room and Bathroom

- Door width is 87 wide and hinged on the left.
- Flooring is oak floor boards.
- One ceiling chandelier and ceiling lights. Ceiling smoke alarm.
- Large wardrobe and drawers.
- Door into bathroom is 77 cm wide and hinged on the right.
- Ceiling LED spot lights.
- Sink height is 82 cm.
- Toilet seat height is 42 cm. The space around the toilet is 40 cm to the left and 30 cm to the right.
- Walk in shower with tray height of 5 cm. Width opening into the shower is 55 cm. Controls are 120 cm from the floor of the shower tray. Fixed shower head.
- Free standing bath is 59 cm high. The internal measurements are approx. 62 x 157 cm. Taps and shower head mixer.

First floor bedroom corridor from Cromwell's Folly to West Range Master Bedroom.

- Flooring is carpeted.
- Ceiling lights and ceiling smoke alarm. Fire extinguisher.
- Fire door width 80 cm and hinged on the right.

The Cumberland Bedroom

- Door is 84 cm wide and hinged on the right.
- Flooring is oak floor boards.
- One ceiling chandelier and a ceiling smoke alarm.
- The four poster 5 ft. bed is 63 cm high from floor to top of mattress.
- Bedside tables are 77 cm high with bedside lamps on each.
- Clearance at end of bed to drawers is 82 cm.
- Largest free space clear of wall and furniture is 1.1 x 2.9 metres.
- There is also a wardrobe, drawers and a chair.

En Suite bathroom

- Door width is 78 cm wide and hinged on the left.
- LED ceiling spot lights.
- Sink height is 81 cm.
- Toilet seat height is 45 cm. The space around the toilet is 28 cm to the left and 14 cm to the right.
- Fixed bath is 56 cm high and internal measurements are approximately 55 cm W x 150 cm L. Taps and handheld shower mixer.

Further along the First floor bedroom corridor through another fire door (width is 82 cm and hinged on the left), there are two steps up (<13 cm). Ceiling lights and smoke alarm in corridor.

Greystoke Bedroom

- Door is 85 cm wide and hinged on the left.
- Flooring is oak floor boards.
- One ceiling chandelier and a ceiling smoke alarm.
- Two 3 ft. twin beds which are 62 cm high from floor to top of mattress.
- Bedside table is 74 cm high and contains a bedside lamp.
- Clearance at end of bed to furniture is 85 cm.

- Largest free space clear of walls and furniture is 1.2 x 2.2 metres.
- There is also a wardrobe, drawers/bookcase and a chair.

En Suite Bathroom

- Door width is 77 cm wide and hinged on the left.
- LED ceiling spot lights.
- Sink height is 81 cm.
- Toilet seat height is 45 cm. The space around the toilet is 28 cm to the left and 38 cm to the right.
- Fixed bath is 55 cm high and internal measurements are approximately 60 cm W x 150 cm L. Taps and shower head mixer.

In the first floor corridor directly outside the Greystoke Room there is a fire escape door (85 cm wide and hinged on the right) which leads outside to the cobbled courtyard via stone steps with a metal balustrade. There is a fire alarm point to the right of the door.

The West Range Master Bedroom and bathroom

- One step up to the door (13 cm high). Door width is 85 cm and hinged on the right.
- Flooring is oak floor boards.
- One ceiling chandelier and LED spot lights (in bathroom area)
- Ceiling smoke alarm.
- Bed is 6 ft. wide and bed height is 66cm from floor to top of mattress.
- Two bedside drawers are 75 cm high and contain lamps on each.
- Clearance at end of bed to glass screen is 135 cm.
- Largest free space clear of walls and furniture is 2 x 2.9 metres.
- There is also a wardrobe, chaise lounge and a chair.
- Step up into bathroom is 12 cm high.
- Two sinks within granite worktop are 87 cm high.
- Free standing bath is 58 cm high and the internal measurements are approx. 60 x 157 cm. Taps and hand shower mixer.

- Walk through shower with 80 cm wide openings. Tray height is 4 cm and controls are 130 cm from floor of shower tray. Fixed shower head.
- Door into separate toilet cubicle is 78 cm wide and hinged on the left.
- One ceiling light.
- Toilet seat height is 44 cm and the space around the toilet is 20 cm to the left and 27 cm to the right.

From the first floor corridor leading down to the Petteril Room there is one step up (16 cm high), then a fire door which is 75 cm wide and hinged on the right. There is then another step up (20 cm) into the corridor of the central first floor bedrooms. In this corridor the flooring is carpeted and there are ceiling lights, a ceiling smoke alarm and a fire extinguisher.

The Petteril Room

- Door is 75 cm wide and hinged on the right.
- Flooring is oak floor boards.
- One ceiling chandelier and a ceiling smoke alarm.
- 6 ft. bed is 64 cm high from floor to top of mattress.
- Bedside cabinets are 75 cm high with bedside lamps on each.
- Clearance at end of bed to wall is 98 cm.
- Largest free space clear of wall and furniture is 1.5 x 2.7 metres.
- There is also a wardrobe and drawers.

In the central corridor of the first floor bedrooms there is another step down (11 cm) to the top of the stairs, then another step up again (13 cm) to the Norfolk bedroom.

These main stairs lead up from the ground floor entrance hall. The wooden staircase has a carpeted runner and the 17 steps are approximately 1 metre in width and 15 cm in height. There is one ceiling chandelier.

The Norfolk Room

- Door is 78 cm wide and hinged on the right.
- Flooring is oak floor boards.
- One ceiling chandelier and a ceiling smoke alarm.
- 6 ft zip and link bed (turns into two 3 ft. twin beds), 60 cm high from floor to top of mattress.

- One bedside cabinet is 87 cm high and contains a bedside lamp.
- Clearance at end of bed to furniture is 63 cm.
- Largest free space clear of wall and furniture is 0.6 x 2.7 metres.
- There is also drawers and a chair.

Henry de Blencowe Room

- Door is 85 cm wide and hinged on the left.
- Flooring is oak floor boards.
- One ceiling chandelier and a ceiling smoke alarm.
- 5 ft. double bed is 57 cm high from floor to top of mattress.
- Two bedside tables are 68 cm high and contain bedside lamps.
- Clearance at end of bed to furniture is 1.5 metres.
- Largest free space clear of wall and furniture is 3.3 x 1.7 metres.
- There is also drawers, a wardrobe, an armchair and a two seater love-seat.

En Suite Bathroom

- Door width is 75 cm wide and hinged on the right.
- LED ceiling spot lights.
- Free standing bath is 59 cm high and the internal measurements are approx. 60 x 158 cm. Taps and hand held shower head mixer.
- Sink height is 82 cm.
- One step up to the level for the shower and toilet is 14 cm high.
- Toilet seat height is 45 cm. The space around the toilet is 30 cm to the left and 28 cm to the right.
- Step into the shower cubicle is 11 cm high. Door width is 71 cm.
- Shower controls are 120 cm from the floor of the shower tray. The shower head is fixed.

In the corridor there is one more fire door (85 cm wide), then the separate bathroom is on the right. The corridor then leads down into the North Tower Library.

Separate Bathroom

- Door width is 78 cm wide and hinged on the right.
- LED ceiling spot lights.

- One step up to the level for the shower and toilet is 16 cm high.
- Toilet seat height is 45 cm. The space around the toilet is 40 cm to the left and 45 cm to the right.
- Step into the shower cubicle is 25 cm high. Door width is 72 cm.
- Shower controls are 120 cm from the floor of the shower tray. The shower head is fixed.
- Sink height is 83 cm.
- Fitted bath is 59 cm high. The internal measurements of the bath are approx. 57 x 160 cm.

Outside Area and Facilities

- There are two Weber BBQ's and charcoal stored in the Utility room.
- At the front of Blencowe Hall there is a large paved patio area with 3 benches, 2 tables (75 cm high and 90 cm W x 240 cm L) and 13 chairs with arms. There is extensive lawned grounds, planted borders, trees and paths to the front and sides of the property.

Additional Information

- **All beds have feather pillows and duvets with Egyptian cotton bed linen. Poly cotton pillows/duvets can be provided upon request.**
- All the en-suite/bathrooms/toilets have doors with locking fittings that can be unlocked from the inside and outside. All have light coloured tile effect linoleum flooring (except The Garden Room en suite shower room which is tiled). There are wall mounted heated towel rails in each bathroom.
- Heating is by wood chip biomass central heating throughout.
- The Guest Information file is stored in kitchen.
- Wi-Fi internet broadband is provided, the wireless access code is on a yellow sticker on top of the Wi-Fi box and in the Guest Information folder.
- Mobile phone reception is limited inside the Hall and generally better outside.
- 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 rear of the main parking area.

Contact Information

Address : Blencowe Hall, Near Greystoke, Penrith, CA11 0DF

Telephone : 01768 480692

Email : info@therowleystates.com

Website : 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 or Bus 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.