

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 Elk Cottage, Glassonby Old Hall, Glassonby, Penrith

Introduction

Our property is a renovated traditional barn which retains original features including stone walls and beams. It is located within the grounds of Glassonby Old Hall in the small village of Glassonby, in the Eden Valley, approximately 12 miles north east from Penrith, in Cumbria.

We have created a floor plan with links to photographs at <http://www.therowleyestates.com/cottages/elk-cottage/>

We look forward to welcoming you to Elk Cottage. If you have any queries or require any assistance please phone 07968 258234 or email christine@therowleyestates.com.

Pre-Arrival

- There is full information about Elk Cottage on the website at <http://www.therowleyestates.com>
- You can find our location and address at <http://www.therowleyestates.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@therowleyestates.com.
- Bookings and enquiries can be made via email at info@therowleyestates.com or by telephone on 44(0)7968 258234.
- The nearest bus stop is in Penrith, approximately 12 miles away.
- The nearest train station is in Penrith (West coast rail line) which is 12 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 car parking area with enough room for 3 cars.
- The car parking is level and gravelled with a slight slope downwards towards the path to the property. There are 2 steps down on the path to the main entrance which are <13 cm each in height.
- Parking is approximately 13 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

- The main entrance to the property has one step (10 cm high).
- The outside light beside the entrance door comes on automatically or there is a switch on the right hand side wall as you enter the property.

Entrance Hall and Stairs

- Front door is 80 cm wide, hinged on the left and the keyhole lock is 101 cm high.
- Inside the entrance there is an upholstered chair with a seat of 36 cm high to the left and stairs to the first floor are straight ahead.
- The entrance hall leads into the dining area to the left and kitchen to the right. There is a locked store cupboard under the stairs.
- Flooring in the hall is oak floor boards.
- Blue/cream checked carpeted stairs are 80 cm. There are 13 steps in total approximately 20 cm in height each.
- Smoke alarm on ceiling.
- Lighting is ceiling spot lights.

Living room and Dining area

Dining area

- Door into dining room is 80 cm wide, hinged on the right.
- Flooring is oak floor boards.
- Lighting is via one ceiling pendant above the table.
- There is a wooden dining table and 4 chairs. The dining table measures 75 cm high, 180 cm long and 75 cm wide.
- Chairs are wooden with upholstered seats.
- There are 2 low level upholstered chairs, 2 small tables with lamps and a side board with the guest information folders.
- French doors open out to the side of the cottage. They are hinged from both sides with a central fixed pillar. Each opening width is 58cm with a 36cm step down to the gravel path outside.
- The door handles are 104 cm from the floor and the lock is 97 cm.

Living room

- Opening into the living room from dining area is 80 cm wide with one step up which is 16 cm high.
- Flooring is oak floor boards with a large rug.
- Lighting is two ceiling pendant and two lamps. Switches are to the sides of the doorways 115 cm high.
- There is a two seater sofa and two arm chairs, a side table and wall mounted cupboard. Floor standing furniture is all moveable.
- Digital TV and DVD player on a small sideboard.
- Log burner.
- Fire extinguisher in right corner by steps up to utility room and toilet.
- The opening into the utility is 70 cm wide, with 3 steps which are all <17 cm high.

Kitchen

- Door into kitchen from the entrance hall is 71 cm wide, hinged on the right. There are two steps up to the door (18 cm high) and then one more step onto the main kitchen floor (11 cm high).
- Flooring is a light coloured tile effect vinyl.
- Lighting is ceiling spots lights. Switches are next to doorways and 11cm high.

- Oven is an under worktop electric oven.
- Hob is electric 4 rings and situated above the electric oven.
- One and a half bowl stainless steel sink and mixer tap.
- Front loading dishwasher is 60 cm wide.
- Base cupboards are light oak effect with a black granite worktop 90 cm high. Wall hung cupboard handles are 45 cm from the top of the worktop.
- Microwave on the worktop.
- Fridge/Freezer is 90 cm wide.
- Heat sensor alarm on ceiling of main kitchen area.
- Fire extinguisher and fire blanket on right wall next to fridge freezer.
- Fire alarm control switch on left wall next to door which leads into the utility room and toilet.
- Docking station on worktop.
- Square, wooden breakfast table with 4 wooden chairs. Table height from floor is 74 cm. Seat height 42 cm.

Utility Room

- Door into utility passage is 72 cm wide, hinged on the right.
- Lighting is ceiling spotlights.
- Flooring is light coloured tile effect vinyl.
- Worktop height is 92 cm.
- One and a half bowl stainless steel sink and mixer tap.
- Smoke alarm on ceiling
- Carbon Monoxide alarm on wall next to locked store cupboard door.
- Washing/Drying machine is 60 cm wide.
- There are various fitted cupboards, wall shelves and coat hooks.
- The outside door is 85 cm wide and hinged on the right.
- Outside light switch on wall to left of door.
- Fire and Evacuation plan and fire escape routes are displayed on wall in the utility by the kitchen door.

Ground Floor Toilet

- Door into toilet is 73 cm wide and hinged on the right. Door knob is 82 cm high and lock is 103 cm high.
- Flooring is light coloured tile effect vinyl.

- Lighting is one ceiling light.
- Toilet seat height is 44 cm from the floor.
- Space beside toilet is 40 cm to left and 21 cm to right.
- Pedestal basin is 81 cm high with a wall mirror above.

First Floor

Landing

- Flooring is blue/cream checked carpet.
- Lighting is one ceiling chandelier.
- Passageway is 1 metre in width.
- There are 2 doorways leading into the 2 bedrooms.
- Fire extinguisher is fitted to stair banister and there is a smoke alarm on ceiling.

Master Bedroom

- Door width is 80 cm wide and hinged on the left.
- Flooring is light coloured carpet.
- Lighting is one ceiling chandelier.
- Bed is 5 ft wide and the height is 65 cm from floor to top of mattress.
- Clearance at end of bed is 2.7 metres to wardrobe.
- Two bedside cabinets are 83 cm high and contain lamps on each.
- Largest free space clear of doors and furniture is 1.8 x 2.7 m.
- There is also a wardrobe, chest of drawers and chair.
- A partially glazed door leads externally to the side of the cottage / front door area.
- Opening width is 85 cm, hinged to the right. The door handle is 96 cm high and the lock is 90 cm high.
- Nine sandstone steps lead down to the ground level, all less than 22 cm high with an iron balustrade on the right.

En suite bathroom

- Door width is 80 cm and hinged on the left. Door knob is 82 cm high and the lock is 105 cm high.
- Flooring is light coloured tile effect vinyl.
- Lighting is two ceiling and two wall lights.

- Toilet seat height 45 cm and the space around the toilet is 35 cm to the left and 24 cm to the right.
- Sink height is 78 cm.
- Fitted bath is 54cm high, 55 cm wide and 150 cm long. Taps and shower head mixer. Glass bath panel, opens outwards for a wider opening into bath which is 90 cm wide.
- The room also has a wall mounted heated towel rail.

Eden Bedroom

- There are 2 steps up into the room which are 80cm wide and 14 cm high each.
- Door width is 80 cm and hinged on the left.
- Flooring is light coloured carpet.
- Lighting is one ceiling light. Switch is on the right inside the door.
- 2 single 3ft beds (zip and link for a 6ft double), height is 60 cm from floor to top of mattress.
- There are two bedside tables 59 cm high with lamps on each, fitted wardrobes and a side chair with upholstered seat.

En Suite bathroom

- Door width is 80 cm and hinged on the left. Door knob is 83 cm high and the lock is 107 cm high.
- Flooring is light coloured tile effect vinyl.
- Lighting is LED ceiling lights.
- Toilet seat height is 45 cm and the space around the toilet is 60 cm to the left and 18 cm to the right.
- Sink height is 80 cm.
- Step into the shower cubicle is 10 cm high with the width of the shower door being 75 cm.
- Height of the shower control unit is 125 cm from the floor of the shower tray. The shower head is adjustable.
- There is also a wall mounted heated towel rail.

Outside Area and Facilities

- The paved, enclosed patio area outside the kitchen / utility has a webber BBQ and patio set for four people. The table measures 140 x 67 cm with

2 chairs and one bench (the furniture and BBQ are stored away during winter).

- Charcoal is stored in the utility room.
- There is a large lawned area from the front door around the side and to the rear of the cottage. This area is not entirely enclosed and can be accessed by the adjoining cottage, Jenny's Croft.
- A large open plan lawned area is also accessible across the gravelled parking area to the front of the cottage.

Additional Information

- Heating is by oil central heating.
- The Guest Information file is stored in the entrance hall.
- Internet broadband is provided, the wireless access code is inside the Guest Info. folder.
- Mobile phone reception is limited inside the cottage and much improved outside the property. There is a payphone landline 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 at the bottom of the driveway next to the entrance gate of Glassonby Old Hall parking area.

Contact Information

Address : Elk Cottage, Glassonby, Penrith, CA10 1DU

Telephone : 01768 800229

Email : info@therowleystates.com

Website : www.therowleystates.com

Grid Reference : NY 57865 38886

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.