

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 Glassonby Old Hall, Glassonby

Introduction

This property is a renovated Grade II listed traditional Cumbrian Long House. It retains its original features including old ship timber oak beams, oak mullion windows, flagged stone floors, open fires and stone staircases. It is located 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.therowleystates.com/halls/glassonby-old-hall/>

We look forward to welcoming you to Glassonby Old Hall. 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 Glassonby Old 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 station is in Penrith, approximately 12 miles away.
- The nearest train station is also in Penrith (West coast rail line).
- 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).
- This access statement is available on our website and in the 'Guest Information file' in the property.

Key Collection, Welcome and Car Parking

- The car parking area is immediately in front of the property with enough room for 5 cars. It is gravelled and very slightly sloping leading to the flag stoned entrance area.
- Parking is approximately 3-8 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 is via a large glazed barn door hinged on the right. It is 97cm wide, extending to 194 cm wide when both sides are open (hinged both sides). The key hole and handle are 101 cm high from the outside floor level. There is a 10 cm step over the threshold.



- The entrance leads into the Dining Room.
- The outside light is to the left of the door and comes on automatically.

Dining Room

- Flooring is original stand-stone flags.
- Lighting is via 2 ceiling chandeliers. Inside and outside light switches are on the right wall inside the door, 110 cm high.
- To the left is a cast iron log burner 38 cm above floor level.
- Dining table is 245 cm long, 124 cm wide and 76 cm high. The dining table is set for 8. Chairs are wooden with upholstered seat pads 46 cm high. All are moveable.
- Wooden sideboard displaying guest information folder, chest of drawers and side table.
- Heating controls are to the right of the window 143 cm high.

- On the far right wall is the open plan oak staircase leading to the first floor.
- There are two smoke alarms on the ceiling and a fire extinguisher in the far corner next to the Lounge doorway.

Lounge

- Leading from the Dining Room, the doorway is approximately 100 cm wide (no actual door).
- 4 stone steps, each approximately 18 cm high, lead down into the Lounge which has a ceiling height of approximately 198 cm.



- Flooring is oak floor boards with a large central rug.
- Lighting is via 3 wall lights and 2 lamps. Light switches are at the bottom of the doorway steps on the right and are 110 cm high.
- There are 2 three seater sofas, 2 upholstered arm chairs, 1 large side table, 1 small side table and a further table displaying a digital TV and DVD player. All furniture is moveable.
- To the right of the doorway there is a large stone fire place housing a cast iron wood burning stove at floor level.
- Heating controls are above the sofa on the far wall.
- To the left of the doorway there is a locked external door leading to the rear lawned area. The key and door handle are 96 cm high. There is a 20 cm step down to the lawn.



- Ceiling mounted smoke alarm.
- In the far left corner of the room there is an 18 cm step down leading to the Daleraven bedroom and a separate shower and WC room.



The Daleraven Room

- Door is 81 cm wide and hinged on the left.
- Flooring is oak floor boards with 1 large rug.
- Lighting is via 2 ceiling lights. Light switches and heating controls are to the right inside the door and are 110 cm high.
- The bed is 6ft wide zip and link and 68 cm from the floor to top of the mattress.
- Minimum clearance is at the foot of the bed is 74 cm to the stone wall.
- Largest free space clear of walls and furniture is 1.7 x 2.6 metres.
- Both bedside tables have bedside lamps. The table to the left is 62 cm high and the one to the right is a dressing table 76 cm high with an upholstered chair.

- There is a double wardrobe with full length mirror, a mirror and a wooden towel rail.
- At the foot of the bed there is a large decorative stone fireplace.
- Two oak mullioned windows with views to the Pennines have stone sills 74 cm high and 96 cm high.

Ground floor Shower room & Toilet

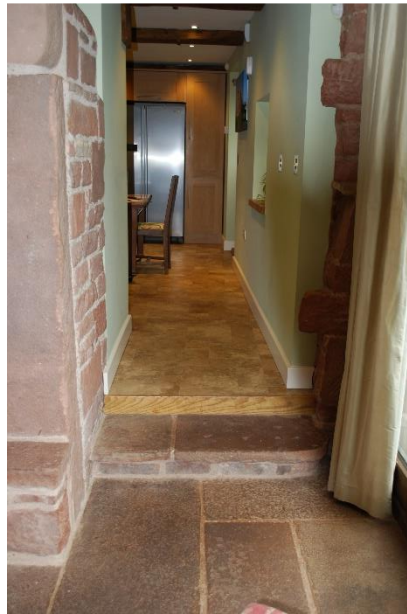
- Door is 80 cm wide and hinged on the left.
- The centre of the floor has a circular pane of safety glass displaying an original well beneath. Coloured lighting showcases the well.
- Lighting is via 2 ceiling lights and LED spot lights. Light switches and heating controls are on the right wall inside the door and are 110 cm high.
- Vanity unit / sink is 83 cm high.
- Toilet seat height is 44 cm, the space around the toilet is 35 cm to the left and 78 cm to the right.
- Walk in square shower with a glass surround. Step into the shower is 20 cm high and the width of the doorway/opening is 70 cm. Controls are 108 cm from the floor of the shower. Fixed shower head.



- To the left of the door inside the room there is a locked internal door.

Kitchen

- Off the main entrance / Dining Room, to the left.
- Doorway is 97 cm wide (no actual door), up 2 stone steps each <15 cm high.



- Flooring is light coloured tile effect vinyl.
- Lighting is via LED ceiling lights. Switches are to the right of the doorway at the top of the steps, to the right of the external doorway and to the right of the doorway that leads to the utility. All are 102 to 110 cm high.
- There is a 4 oven Aga, 60 cm wide under worktop electric oven with a 4 ring electric hob above, and a microwave oven on the worktop.
- Large floor-standing fridge freezer, 90 cm wide.
- One front opening dishwasher 60 cm wide.
- Light coloured oak cupboards with black granite worktops, 92 cm high, housing a 1 1/2 bowl stainless steel sink with cupboard underneath.
- The pay phone and Internet / wifi hub are on the worktop next to the Utility room door.
- An ipod dock is available on the worktop to the right of the Aga.

- The kitchen table is 183 cm long by 121 cm wide and 74 cm high. There are 8 wooden chairs with upholstered seat pads. 2 of the chairs have wooden arm rests (table and chairs are moveable).
- A partially glazed external stable door, hinged to the left, leads to the rear lawned area. The opening width is 99 cm, the handle is 92 cm high and the lock is 85 cm high.
- With the top half of the stable door open, the lower half measures 106 cm high.
- The inside step to the door is 4 cm and the outside step to the lawn is 21 cm.



Utility Room / Ground floor Toilet Vestibule

- Door leading from the kitchen is 90 cm wide, hinged to the right.
- Flooring is light coloured tile effect vinyl.
- Lighting is via a ceiling light with the switch on the left inside the door 114 cm high.
- The Fire and evacuation policy / map is on the wall to the left.

Ground floor Toilet

- Door is 80 cm wide, hinged to the right.
- Lighting is via a ceiling light. The switch is on the left wall inside the door and is 115 cm high.
- Toilet seat is 44 cm high with 38 cm clearance to the left and 28 cm to the right.
- There is a small moveable side table to the right of the toilet after the clearance space.
- Sink is 82 cm high.

- The heating control is on the right wall behind the door and is 143 cm high.

Utility Room

- From the passageway there are 7 steps up into the utility area, each being 18.5 cm high and 85 cm wide. A wooden balustrade is on the right.
- Flooring is light coloured tile effect vinyl.
- Lighting is via 2 sets of spot lights. The switch is at the top of the steps on the left and is 115 cm high.
- Light coloured oak cupboards with black granite worktops 94 cm high housing a 1 1/2 bowl stainless steel sink with cupboard underneath.
- Under worktop washing machine and tumble dryer, each 60 cm wide.
- There are wall cupboards coat hooks and a shoe storage rack.
- The smoke alarm is on the ceiling and a carbon monoxide alarm is on the right wall at the top of the steps.
- A partially glazed external door is on the left at the top of the steps, 80 cm wide and hinged to the right. The lock and handle are 116 cm high.
- Outside there are 7 stone steps, each <22 cm high leading to the gravelled parking area at the front of the property.



- The outside light is to the left of the door. The switch is on the inside wall to the left of the door and is 115cm high.

Stairs

- Leading from the Dining room, the open plan oak stairs are 100 cm wide with each step being 20 cm high. The top step is 250 cm from the ground floor.

At the top of the stairs to the left is a galleried landing overlooking the Dining room which leads to the Master bedroom. The oak balustrade is 110 cm high.

- A fire extinguisher is on the floor in the corner of the landing.
- Lighting is via LED ceiling lights. The switches are on the left wall inside the main entrance doorway, on the right wall as you enter the landing to the right at the top of the stairs, and on the left wall as you enter the Master Bedroom. All are 110 cm to 114 cm high.

Master Bedroom

- Door is 81 cm wide, hinged to the right with the door knob at 84 cm.
- Flooring is oak floorboards with 3 rugs.
- Lighting is via LED ceiling lights. Switches are on the left wall and are 114 cm high.
- Bed is a 5ft wide, four poster bed, with the top of the mattress being 67 cm from the floor.
- Clearance at end of bed to wardrobe is 1.7 metres.
- Largest free space clear of furniture is 4.5 x 1.7 metres.
- One bedside table and one fitted shelf displaying bedside lamps. Both surfaces are <70 cm high.
- Large double wardrobe, one low level upholstered chair and 2 wall mounted mirrors.
- The heating controls are on the wall to the left of the wardrobe, 130 cm high.
- A partially glazed external door leads to the rear lawned area. The door is 93 cm wide, 190 cm high and is hinged to the left. The lock and handle are 92 cm high.
- There is a 17 cm step down from the door to the top of 6 stone steps down to the lawn. Each are <20 cm high with a 110cm high iron balustrade.
- The outside light is to the left of the door with the switch on the inside to the right, 114 cm high.

Master Bedroom Ensuite

- Door is 87 cm wide, hinged to the right. Door knob is 82 cm high and the lock is 112 cm high.

- Lighting is via 4 ceiling lights. The switch is on the outside of the door to the left, 114 cm high.
- Basin is 83 cm high with separate hot and cold taps. A mirror and light with an integrated shaver socket are above.
- Toilet seat height is 46 cm. The space around the toilet is 37 cm to the left with the right open to the room.
- There is a walk-in square shower with a glass surround, 84 cm x 85 cm. The step into the shower is 10 cm high and the doorway opening is 70 cm wide. Controls are 118 cm from the floor. Fixed shower head.
- There is a roll top double ended bath, with a central shower mixer tap. The sides of the bath are 59 cm high from the floor.
- There is a low level wicker chair with armrests and a wooden towel rail.

Landing

- To the right at the top of the stairs is the landing leading to The Salkeld Bedroom, The Addingham Bedroom and the upstairs Bathroom.
- Doorway is 93 cm wide (no door) with 3 oak steps < 18 cm high down to the landing.
- Flooring is oak floorboards.
- Lighting is via 3 high level wall lights. The switches are to the right at the bottom of the steps, 114 cm high.
- A partially glazed external door, 192 cm wide, and hinged to the left, leads to an external stone landing area with steps down to the rear lawned area. The step down to the stone landing from the door is 22 cm high.
- There are 14 external stone steps, each <20 cm high down to the lawn with an iron balustrade 109 cm high.

The Salkeld Bedroom

- The first door on the right off the upstairs landing.
- Door is 81 cm wide and is hinged to the left. Door knob is 82 cm high.
- Flooring is oak floorboards with 1 small rug.
- Lighting is via spot lights on a beam and an iron chandelier. Switches are on the inside of the door to the right, 114 cm high.

- There are two single 3 ft beds with the top of the mattresses being 53 cm from the floor. Clearance to the right of each bed is approximately 44 cm.
- Largest free space clear of furniture is 2.0 x 1.9 metres.
- There is a double wardrobe with full length mirror, a side table 70 cm high, with a lamp and mirror above, a low level upholstered chair, a sideboard of 98 cm high and a standard lamp.
- A bedside table, 77cm high sits between the two beds displaying a lamp.

The Bathroom

- The second door on the right off the upstairs landing.
- Door is 78 cm wide and is hinged to the left. Door knob is 84 cm high and the lock is 113 cm high.
- Lighting is via LED ceiling lights. The switch is on the outside of the door to the right, 114 cm high.
- Vanity unit is 80 cm high with separate hot and cold taps. A mirror and light with an integrated shaver socket are above.
- Toilet seat height is 46 cm. The space around the toilet is 12 cm to the left and 18 cm to the right.
- There is a walk in square shower with a glass surround, 84 cm x 84 cm. The step into the shower is 22 cm high and the opening is 70 cm wide. Controls are 116 cm from the floor. Fixed shower head.
- The sides of the full size bath are 60 cm high from the floor. It has a shower mixer tap at the far end and full length mirror to the right side.

The Addingham Bedroom

- Facing door at the end of the upstairs landing.
- Door is 88 cm wide and is hinged to the left. Door knob is 82 cm high.
- Flooring is oak floorboards with rugs.
- Lighting is via an iron chandelier. Switches are on the inside of the door to the right, 114 cm high.
- The bed is 5 ft wide with the top of the mattress being 68 cm from the floor.
- Clearance at end of bed to wall is 90 cm.
- Largest free space clear of furniture is 2.7 x 1.8 metres.

- There are two bedside tables, 69 cm high with lamps on each.
- Double wardrobe, freestanding towel rail, a low level upholstered chair and a vanity mirror on window sill.
- Decorative open fire place.

Outside Area and Facilities

- Two Weber BBQ's and charcoal is stored in the Utility room.
- At the front of Glassonby Old Hall there is a large lawned area. Here there is an outdoor garden set consisting of a wooden table and 3 chairs and two 3 seater benches.
- There is also a lawned area at the rear of the property enclosed by a wooden fence ranging from 128 – 180 cm high. A latched gate offers access to the lawn at the rear of the two adjoining Rowley Estates cottages, Jenny's Croft and Elk Cottage.

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 vinyl flooring. There are wall mounted heated towel rails in each bathroom.
- Heating is by oil central heating throughout.
- The Guest Information file is stored in the Dining Room.
- 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 the bottom of the driveway next to the entrance gate of Glassonby Old Hall parking area.

Contact Information

Address : Glassonby Old Hall, Glassonby, Penrith, CA10 1DU

Telephone : 01768 898663

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 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.