

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 Jenny's Croft, 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/jennyscroft/>

We look forward to welcoming you to Jenny's Croft. If you have any queries or require any assistance please phone 07968 258 234 or email [christine@therowleyestates.com](mailto:christine@therowleyestates.com).

### **Pre-Arrival**

- There is full information about Jenny's Croft 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](mailto:jilly@therowleyestates.com).
- Bookings and enquiries can be made via email at [info@therowleyestates.com](mailto:info@therowleyestates.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@therowleyestates.com](mailto:christine@therowleyestates.com)).

- This access statement is available on our website.

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

- The car parking area is straight up the gravel driveway from the road and round to the back of the property. A sign indicates "Jenny's Croft Parking" area. There is enough room for 2 cars on a level gravelled area.
- A sloping flagged pathway leads down the lawn to the main entrance of the property, 33 metres from the parking area.
- 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 half glazed door hinged on the right. It is 80 cm wide with the key hole and handle 100 cm high from the outside floor level. There is a small step over the threshold.
- Outside light is to the left of the door and comes on automatically.
- The door opens onto a coir mat area with a 12cm high step up onto oak floorboards.
- Lighting is via two central ceiling chandeliers. Switches are beside the external door.
- The vestibule is open plan and leads into an open plan Dining room / Lounge area.
- There is a wooden chest with the Visitors Comments Book on top and a 3 seater upholstered sofa.
- Wall mounted coat hooks.
- Fire extinguisher on the floor next to the main door.
- Large, floor to ceiling, barn door style window overlooking the rear lawn.

## Dining Room

- From the vestibule there is an open doorway, 132cm wide, into the Dining area.
- The flooring is oak floorboards.
- Lighting is via a ceiling chandelier above the table. Switches are on the walls next to the doorways.
- A cast iron, double sided log burner on a stone hearth separates the dining and lounge areas.
- The Dining table seats 6 and is 238 cm long, 120 cm wide and 73 cm high. Chairs are wooden backed with upholstered seat pads 47 cm high. All are moveable.
- There is a full height display unit in one corner, a wooden storage chest and a low level upholstered chair with a seat 40cm high.
- An open doorway leads into the Lounge area.

## Lounge

- Leading from the Dining Room, the doorway is 133 cm wide.
- Flooring is oak floor boards with a large central rug.
- Lighting is via a ceiling light and spot lights. Switches are beside the doorway from the Dining room.
- A cast iron, double sided log burner on a stone hearth separates the dining and lounge areas.
- There are two two seater leather sofas and two matching armchairs.
- Two side tables with lamps (one holds the router), are either side of one sofa.
- A storage chest coffee table is central to the room, 118 cm long, 65 cm wide and 44 cm high.
- To the side of the fireplace is a fitted oak shelf holding an LCD TV with a DVD player alongside.
- Double glazed barn style doors lead to the rear lawn area. Doors are hinged to both sides and each opens to a maximum of 58 cm wide. A central wooden pillar runs down the middle. The Handle and Lock are 100 cm high and there is a 12cm step down to the outside floor level.
- A wood panelled door leads from the Lounge into the Utility room. The ground floor toilet is off the utility room.

- The door is up two oak steps 110 cm wide and 20 cm high. The door itself is 80 cm wide, hinged to the right.
- There is a wall mounted Carbon Monoxide alarm.
- All furniture is moveable.

### **Utility Room / Ground Floor Toilet**

- Doors to the utility lead from the Lounge and the Kitchen. Both doors are 80 cm wide and are hinged to the right.
- Flooring is light coloured tile effect vinyl.
- Lighting is via a ceiling light plus spot lights. Switches are next to the access doors.
- Worktop is 93 cm high and houses a single bowl stainless steel sink and drainer with a mixer tap.
- There is an under counter washing machine and a tumble dryer, both 60 cm wide, with a storage cupboard between.
- Coat hooks, an ironing board and a clothes airer are behind the door to the Lounge.
- Ceiling mounted smoke alarm.
- The Fire and evacuation policy / map is on the wall above the radiator. The fire assembly point is to the right of the main gate from the road.
- One door in the utility conceals a locked store cupboard.

### **Ground floor Toilet**

- Door is 80 cm wide, hinged to the left. Door knob is 84 cm high and the lock is 103 cm high.
- The internal space measures 120cm x 145cm.
- Lighting is via a central ceiling spot light with the switch on the wall outside to the right.
- The toilet is 42cm high with 50cm of clearance to the left and 35cm to the right.
- Wash basin is 80cm high with separate taps. There is a large mirror above.

## **Kitchen**

- The kitchen is accessed from the Dining Room via an 80cm wide door hinged to the left. There are two oak steps up to the kitchen door <20cm high.
- Flooring is light coloured tile effect vinyl.
- Lighting is via ceiling spot lights. Switches are next to the Dining Room door.
- There is a breakfast table 100 cm square and 74cm high, which extends to 180cm square and 72cm high.
- There are four wooden chairs around the table with 45mcm high seats.
- Wall and floor cupboards are in a light coloured oak with a 91cm high granite worktop.
- Sink is one and a half bowl stainless steel with a mixer tap.
- There is also a front loading dishwasher, 60cm wide.
- Electric under-counter oven, 60 cm wide, with a four ring electric hob above.
- A microwave is situated on the worktop.
- Freestanding fridge-freezer, 90cm wide. The cupboard to the right of the fridge freezer houses the vacuum cleaner.
- There is a wall mounted fire extinguisher and fire blanket and a ceiling mounted smoke alarm.
- One door leads to the Utility Room and a partially glazed external door leads to an enclosed rear terrace / patio area.
- External door is 94cm wide and is hinged to the right. The handle and lock are approximately 100cm high.

## **Stairs**

- Open plan stairs lead from the Lounge to the first floor bedrooms.
- Leading from the Lounge, the open plan oak stairs are 81 cm wide. There are twelve steps with each step being 20 cm high. An oak balustrade on the left is 94cm high.
- Lighting is via a ceiling light. The switches are on the walls at the top and bottom of the stairway.
- At the top of the stairs is a light coloured carpeted landing leading to the two bedrooms.

- There is a ceiling mounted smoke alarm and a wall mounted fire extinguisher.

### **The Eamont Room**

- First door on the right off the upstairs landing.
- Door is 79 cm wide, hinged to the right.
- Flooring is a light coloured carpet.
- Lighting is via a ceiling chandelier. Switches are on the inside of the door around the corner.
- The bed is a 6ft zip and link which can be converted into two singles. Mattress height is 58cm from the floor. Clearance at end of the bed to the built in wardrobe is 50 cm.
- Largest free space clear of furniture is 1.2 x 1.2 metres.
- There are two bedside tables, 62cm high, with lamps on each.
- One small wooden chest of drawers with a wall mounted mirror above.
- A low level upholstered chair.
- Built-in wardrobes.

### **En Suite**

- Door is 84 cm wide and is hinged to the left. The door knob is 80 cm high and the lock is 100 cm high.
- Lighting is via ceiling spot lights with the switch outside the door.
- There is a square glass shower enclosure, 85cm x 80cm with a 10cm high step in and the width of the door opening is 65 cm.
- Shower controls are 124cm high and the shower head is adjustable.
- Basin / vanity unit is 89cm high with a mixer tap. There is a shelf underneath and a mirror with integrated shaver point above.

### **Master Bedroom**

- Door is 80cm wide, hinged to the left.
- Flooring is a light coloured carpet.

- Lighting is via a central ceiling light. The switch is next to the door.
- The bed is a 5ft wide with a wooden frame, headboard and footboard. The top of the mattress is 63cm from the floor.
- Clearance at end of bed to wall is 1.5 metres.
- Largest free space clear of furniture is 1.5 x 2.5 metres.
- There are two bedside tables, 72cm high with lamps on each.
- One large chest of drawers and a wooden rocking chair and built in wardrobes with shelves.

### **Master Bedroom Ensuite**

- Door is 84cm wide, hinged to the right. The door knob is 80 cm high and the lock is 106 cm high.
- Lighting is via ceiling spot lights. The switch is on the outside of the door.
- Flooring is a light coloured tile effect vinyl.
- There is a full length bath with a mixer tap and shower head at one end. The outside height of the bath is 56cm.
- Basin is 84cm 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 17 cm to the left and 46cm to the right.

### **Outside Area and Facilities**

- Outside to the front is a large open plan lawned area.
- There are eight stone steps leading from the gravelled parking area of Glassonby Old Hall to a gateway to Jenny's Croft. The steps are a minimum of 80cm wide and a maximum of 175cm wide. Each is <19cm high.
- A picket gate at the top of the steps leads to the front entrance. The gate is 80cm wide and 92cm high with a latch 80cm high.
- The door is six meters from Glassonby Old Hall car park, with an 11cm step up to the door itself.
- To the rear of the property is a large enclosed patio / terrace area with a table and chairs for four people.

- A picket gate 104cm wide, 90cm high with a latch 80cm high leads to the front lawn and the path to the parking area.
- A second picket gate 101cm wide, 95cm high with a latch 80cm high leads to a large open plan communal lawn area via several steps. Steps are 107cm wide and each is <20cm high.
- Raised beds and shrubs surround the patio.
- A weber barbeque and charcoal are also provided.

### **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 light coloured tile effect linoleum 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 Lounge.
- 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 cottage but is 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 : Jenny's Croft, Glassonby Old Hall, Glassonby, Penrith, CA10 1DU

Telephone : 01768 800227



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

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