

This access statement does not contain personal opinions as to suitability for those with access needs but aims to accurately describe the facilities and services that we offer our guests/visitors.

Access Statement for Gill Beck Barn

Introduction

Gill Beck Barn is a renovated family Cumbrian sandstone stable positioned on a hill along a quiet country lane between the villages of Melmerby and Gamblesby. Gill Beck Barn offers glorious views from 3 luxury ensuite rooms including one on the ground floor. The property is located in the heart of the Eden Valley and is a walkers' luxury base, a retreat for writers and artists in need of calm inspiration, or a welcoming celebratory space for family and friend's get-togethers near the Lake District. Gill Beck Barn accommodates up to 6 guests in 3 ensuite double bedrooms, two of which are on the ground floor.

We have created a floor plan with links to photographs at <https://www.therowleystates.com/stay/>

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 Gill Beck Barn on the website at <http://www.therowleystates.com>
- You can find our location and address <http://www.therowleystates.com/maps/>
- Written directions (posted or e-mailed) are available on request – please contact Christine at least one week before your stay at christine@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 and Melmerby
- The nearest train station is at Langwathby (Settle to Carlisle) which is 5 miles away. Penrith station (West coast rail line) is 10 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@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 main car parking area has room for 6 cars and flat and gravelled. The main parking is approximately 10 metres away from the main entrance along a level, flagged path.
- 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 door to the property is into a hallway and is 73 cm wide, a single door and hinged on the right. The handle is 105 cm high and the keyhole lock is 95 cm high.
- There is a 6cm high threshold onto coir matting.
- The outside light and the hallway chandelier light switches are on the left wall inside the door and are 110cm high.



Entrance door along a level, flagged path

Hallway

- There are 2 double cupboards on the right, doors opening outwards, handles are 100cm high. One houses a washing machine and a tumble drier, each 60cm wide. The other houses a high chair and ironing board.
- On the left is a door opening into a downstairs bathroom, which is also accessed from a downstairs bedroom. The handle is 105cm high and the door is 78cm wide.
- There is a table 88cm high, 48cm deep and 90cm wide.
- A foam fire extinguisher is on the floor under the table.
- A door on the right leads into the open plan kitchen, dining and lounge area. Door is 78cm wide, handle is 105cm high.
- A door opposite the main entrance leads to the grassed court yard area. The handle is 105cm high, the lock is 95cm high and the door is 72cm wide.
- There is coir matting inside and an 8cm high threshold
- Flooring is light coloured wood.
- Lighting is a ceiling chandelier.
- Light switches are on the left wall inside the entrance door and on the right wall (110cm high) next to the door leading into the kitchen and living area.
- Smoke alarm on the ceiling.

Kitchen/Dining and Living area

- Flooring in kitchen/dining area is light coloured laminate tile.
- On the right of the entrance is a wall mounted powder fire extinguisher and fire blanket, 92cm high.
- There are 3 ceiling chandeliers in the room and LED lighting in the kitchen area.
- Light switches are on the left wall and are 110cm high.
- A full height window is on the left.
- Kitchen has an integrated fridge freezer. Handle for fridge is 92cm and freezer is 64cm high.
- Wall and floor cupboards are light coloured oak with black granite worktops. Worktops are 90cm high with microwave and sink at worktop height.

- There is a gas hob and electric oven. Handle is 71cm high.
- 2 oven / 2 hot plate Aga which is 89cm high and 98cm wide and 76cm deep.
- One front opening dishwasher is 60 cm wide.
- Dining table is 75cm high, 76cm wide and 150cm long.
- 6 wooden chairs without arms around the table. Seat height is 50cm from the floor.
- Smoke detector on the ceiling and fire test controller on the wall.
- Slight edge as flooring changes to light coloured oak in living area.
- Side board is 167cm wide, 90cm to the top of drawers and further 117cm to the top.
- Wooden rocking chair with seat height 38cm.
- Door to outside courtyard has 8cm threshold, is 82cm wide, handle is 102cm high and lock 92cm high.
- Door to parking and main entrance side has coir matting inside, is 84cm wide, handle is 100cm high and lock is 90cm high.
- 2 small tables, each with a lamp are 70cm high.
- 1 coffee table 49cm high.
- Wood burning stove with stone hearth and mantelpiece and locked wooden cupboard to the left.
- There is a TV, CD stereo system and BT hub
- There is a window, sill height 93cm, 2 handles 72cm from sill, windows open outwards.
- 1, 3-seater sofa and 3 armchairs, seat heights all 45cm.
- Room dimensions are 890cm x 490cm.

Loweswater Room

- Doorway is 77cm wide, handle is 90cm high.
- Built in cupboard with hanging rail and shelf, handle height is 105cm.
- Lighting is 2 ceiling lights, 3 lamps and 2 wall lights.
- Light switch to the right of doorway is 110cm high.
- 2 Bedside drawers are 66cm high, 45cm wide and 45cm deep.
- Lamp table is 65cm high, 47cm wide and 32cm deep.
- Upholstered chair has a 40cm high seat.

- 6' Double bed which can be made up as 2, 3' single beds. Mattresses are 60cm high. As a double, there is 55cm on both sides between the bed and the wall.
- Single door with window leading out to the garden has a 6cm threshold, is 80cm wide, handle is 105cm high and lock is 95cm high.
- Flooring is light coloured oak.
- Room dimensions 294cm x 480cm.

Ensuite Bathroom

- Light switch is 110cm high to the left of the door. Handle is 105cm and doorway is 76cm wide.
- Shower has glass sliding door. Step up is 22 cm high. Entrance is 47cm wide. Controls are 120 cm high. One fixed shower head and one adjustable height shower head.
- Toilet seat is 50 cm high. Clearance to left and 22cm to basin and 22cm to radiator to right.
- Basin is 14cm deep, 39cm wall to front and 61cm wide. Mirror and light above basin.
- Flooring is tiled laminate and lighting is LED.
- Heated towel rail/radiator.
- Doorway to entrance hallway as well.

Rydal Room

- Doorway is 77cm wide, handle is 90 cm high.
- Lighting is 1 ceiling light.
- Light switch to the right of doorway is 110cm high.
- 2 bedside tables are 65cm high with lamps on.
- Chest of drawers is 93cm high, 95 cm wide and 51cm deep.
- Upholstered chair has a 37cm high seat.
- 6' Double bed which can be made up as 2no 3' single beds. Mattresses are 60cm high. As a double, there is 90cm on the right between the bed and the chest of drawers, 110cm on the left between the bed and the wardrobe.
- Wardrobe is 200cm high, 43cm deep, 115cm wide. Single door opens outwards.

- Single door with window leading out to the courtyard garden has a 6cm threshold, is 70cm wide, handle is 105cm high and lock is 95cm high.
- Window sill height 90cm, 1 handle 72cm from sill and latch at sill height, window opens outwards.
- Flooring is light coloured oak.
- Room dimensions 280cm x 490cm.



Rydal Room, door leading to the courtyard garden

Ensuite Bathroom

- Light switch is 110cm high to the left of the door. Handle is 105cm and doorway is 76cm wide.
- Shower with glass to the left and opening to the right is 70cm. Step up is 15cm high. Controls are 125 cm high with adjustable shower head.
- Toilet seat is 50 cm high. Clearance to left and 30cm open to the room on the right.
- Basin is 14cm deep, 50cm wall to front and 61cm wide. Mirror and light above basin.
- Flooring is tiled laminate and lighting is LED.
- Heated towel rail.

- Window sill height 90cm, 1 handle 72cm from sill and latch at sill height, window opens outwards.

Stairs leading to the Elterwater master bedroom

- Wooden stairs with 13 steps 20cm high, hand rail is to the left, light switch to the right 110cm high.
- Ceiling chandelier, fire alarm and roof light
- Top of the stairs, right hand door is owners locked store room
- Door to the left enters in to the Master Bedroom



Stairs leading to the Elterwater bedroom

Elterwater Room bedroom – first floor

- Doorway is 70cm wide, handle is 102cm high.
- Lighting is 1 chandelier, LED lights and 2 lamps.
- Light to the left of doorway is 110cm high.
- Free standing foam fire extinguisher
- 1 bedside table is 80cm high, 76cm wide, 35cm deep
- Chest of draws is 90cm high, 97 cm wide and 47cm deep with free standing mirror above.

- 6'5" Double bed. Matrass is 55cm high. There is 100cm clearance to the wall on the right, 100cm on the left between the bed and built in cupboards
- Chaise longue 160cm, 45cm high, 74cm deep
- Two built in cupboards with hanging rails and shelves. Handle heights are 100cm.
- Double doors opening inward 98cm wide with Juliet Balcony handle is 102cm high and lock is 92cm high, top bolt 170cm.
- Window opens outwards sill height 92cm, 2 handles 72cm from sill and latch at sill height with radiator under.
- Flooring is light coloured oak.
- Room dimensions 470cm x 450cm.



Juliet balcony overlooking the fells and countryside

Ensuite Bathroom

- Light switch is 110cm high to the left of the door. Handle is 105cm and doorway is 78cm wide.
- Shower has glass sliding door. Step up is 22 cm high. Entrance is 47cm wide. Controls are 125 cm high. One large fixed shower head and one small adjustable shower head.

- Toilet seat is 50 cm high. Clearance to left and 13cm and 30cm to the right.
- Double sinks basins 14cm deep, 55cm wall to front and 140cm wide. Mirror and lights above basin.
- Free standing bath 45cm deep, 76cm wide, 165 long. Taps and shower head 85cm high.
- Flooring is tiled laminate and lighting is LED.
- Heated towel rail.
- Window sill height 79cm, latch at sill height, window opens outwards.

Additional Information

- All beds have feather pillows and duvets with Egyptian cotton bed linen. Poly cotton pillows/duvets can be provided upon request.
- Heating is by underground 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 barn 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 : Gill Beck Barn at Todd Hills Hall Farm, Melmerby, Penrith, Cumbria, CA10 1HP

Email : info@therowleystates.com

Website : www.therowleystates.com

Grid Reference : NY 61142 38304

Local Accessible Taxi: Abbey Taxi 07789 023023 or Town Taxi 01768 868268

Local Public Transport : Langwathby Train Station (Settle to Carlisle), 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.