

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 Hause Hall, Martindale

Introduction

Our property is a luxury holiday let farmstead situated in Martindale in the Lake District. Hause Hall Farm is situated mid-way up Hallin Fell at the south end of Ullswater. The farmstead extends over several traditional Lakeland stone buildings including the Grade II listed five bedroom, five bathroom farmhouse and the adjoining two bedroom, two bathroom Cruik Barn cottage which are linked across a traditional paved stone terrace. Hause Hall is situated at the top of a rising driveway after the gated entrance to the property.

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

We look forward to welcoming you to Hause 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 Hause 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 Christine Rowley 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 5 miles away at Pooley Bridge.
- The nearest train station is at Penrith (West coast rail line) which is 11 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 7 cars.
- The car parking is on a slight slope and there is tarmacked parking for 5 cars closest to the property and gravelled parking for 2 cars further away.
- Parking is approximately 2 -15 metres away from the 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 at the front has one step (15 cm high) for which portable metal wheelchair ramps can be provided. The door frame also has a large threshold.



- The outside light beside the entrance door comes on automatically.

Entrance Hall and Stairs

- Front door is 90 cm wide, hinged on the left and the keyhole lock is 88 cm high.
- Inside the entrance there is a bench and coat hooks to the left and chairs and stairs to the first floor on the right.
- The entrance hall leads into the open plan lounge, dining area and kitchen, the downstairs bedroom (The Rampsgill room) and also contains the stairs (with an under stair store cupboard) leading to the first floor.

- Max 70 cm available for a wheelchair to pass through to the lounge/main living area.



- Flooring in the hall is sandstone flagged.
- Oak stairs are 80 cm wide and 2.3 metres high from the ground floor to the top step.
- Fire alarm control switch in the cupboard under the stairs.
- Smoke alarm on ceiling.
- Lighting is LED ceiling lights at the entrance and by the doorway into the lounge and a ceiling hung chandelier from the first floor ceiling.

Lounge, Dining area and Kitchen

Lounge area

- Door into the lounge is 70 cm wide and hinged on the left.
- Flooring is oak floor boards.
- There is a three seater and a two seater sofa and an arm chair which are all moveable.
- Coffee table is 50 cm high by 78 cm wide and 116 cm long.
- Digital TV (provided by Sagem free satellite) and DVD player.
- Cast iron open fireplace.
- Lighting is by wall lights.
- There is a door to the front outside driveway area measuring 75 cm wide, hinged on the right. There is a switch to the left of the door to switch on the outside lights.

- There is also a handheld remote control to switch on the outside lights.
- Fire extinguisher next to the fireplace.
- There is a docking station in the lounge area.

Dining area

- Dining area is open plan with the lounge and kitchen.
- Flooring is oak floor boards.
- Dining table and 12 chairs. The dining table measures 72 cm floor to lowest point of table, 3.6 metres long and 1.5 metres wide.
- Chairs are moveable with upholstered seats and no arms.
- Lighting is two ceiling pendants above the table and also wall lights.
- Smoke alarm on ceiling area above dining table.

Kitchen

- The opening between the lounge/dining area is 1.74 metres wide.
- Worktop height is 90 cm.
- Oven is a four oven AGA and there is also a separate under worktop electric oven.
- Hob is a 4 ring gas hob above the electric oven.
- Sink is at work top height with cupboard underneath.
- Front loading dishwasher is 60 cm wide.
- Flooring is a light coloured tile effect linoleum.
- Cupboards are light oak effect with a black granite worktop.
- Lighting is LED ceiling lights.
- Microwave is on the worktop.
- Fridge/Freezer is 90 cm wide.
- Carbon monoxide alarm on right hand side wall at the entrance to kitchen area. Heat sensor alarm on ceiling of main kitchen area.
- There is wall hung shelving.

Utility Room

- Door into utility is 80 cm wide and hinged on the right.
- Lighting is LED spotlights.
- Flooring is light coloured tile effect linoleum.
- Worktop height is 90 cm.
- Sink is at worktop height with cupboard underneath.
- Tall fridge is 60 cm wide.

- Washing machine is 60 cm wide.
- Dryer is 60 cm wide.
- There are various fitted cupboards and drawers.
- There are two steps from the utility to the ground floor toilet, both less than 23 cm high.
- The outside door is after the first step to the left and is 80 cm wide and hinged on the right.
- Heat sensor alarm on ceiling.
- Fire blanket and fire extinguisher on right hand side.

Ground Floor Toilet

- There are two steps from the utility to the ground floor toilet, both less than 23cm high.
- Door into toilet is 70 cm wide and hinged on the right.
- Toilet seat height is 45 cm from the floor.
- Space beside toilet is 26 cm to left and 45 cm to right.
- Flooring is light coloured tile effect linoleum.
- Lighting is one ceiling light.

Day Room

- Door from the dining area into the dayroom is a double opening door measuring 105 cm wide.
- Flooring is oak floor boards.
- Lighting is two ceiling hung chandeliers.
- There are two 4 seater corner sofas, two armchairs and a foot stool (all moveable) with a central coffee table measuring 50 cm high, 72 cm wide and 118 cm in length.
- There is also a free standing dresser and cupboard and two occasional tables.
- Door leading to outside area to back is 90 cm wide and door leading to paved area between Hause Hall and Cruik barn is 90 cm wide. There is a switch on the left hand side wall at the back outside door which controls the outside area lighting at the back of the property. There are also two sliding doors to the front paved area, both measuring 110 cm wide.

Ground floor bedroom (The Rampsgill Room)

- Door width is 80 cm and hinged on the left.
- Flooring is oak floor boards with one sandstone flag at the door entrance with a wooden ramp drop (5cm) into the room (see below).



- Lighting is 3 ceiling lights.
- Bed is a 5ft zip and link double/2 singles. Bed height is 58cm from floor to top of the mattress.
- Clearance at end of bed to wall is 1.3 metres. Clearance past the bed into the main area of the room and the bathroom can be increased to 70 cm.



- Bedside tables are 64cm high and contain bedside lamps.
- Largest free space clear of doors and furniture is 2 x 1.8 metres.
- There is a double wardrobe.
- The space between the wardrobe and the set of cases used as a side table is 70cm, (on an angle), to the bathroom door and could be increased.



En Suite bathroom

- Door width is 80 cm and hinged on the left.
- Lighting is 3 ceiling lights.
- Toilet seat height is 45 cm. The space around the toilet is 25 cm to the left and 35 cm to the right. A portable support frame is available.



- Sink height is 80 cm. The space between the corner of the sink and the corner of the shower cubicle is 61cm.
- Step into the shower cubicle is 24 cm high with the width of the shower door being 72 cm.
- Height of the shower control unit is 100 cm from the floor of the shower tray. The shower head is fixed.
- Free standing bath is 59 cm in height, 150 cm length and 60 cm in width with taps/shower head mixer.

First Floor

Gallery and passageway

- Flooring is oak floor boards.
- Lighting is 3 ceiling lights.

- Passageway is 90 cm or greater in width.
- There are 6 doorways, 4 to the bedrooms and one to a bathroom. There is also one to a locked storeroom which is not for guest use.
- Fire extinguisher in the passageway and smoke alarm on ceiling.

The Martindale Bedroom

- Door width is 80 cm wide and hinged on the left.
- Flooring is oak floor boards.
- Lighting is one ceiling chandelier.
- Bed is 4.6 ft. wide and the height is 60 cm from floor to top of mattress.
- Clearance at end of bed to wall is 55 cm.
- Two bedside cabinets are 75 cm high and contain lamps on each.
- Largest free space clear of doors and furniture is 117 x 140 cm.
- There is also an integrated wardrobe and shelving.

En suite bathroom

- Door width is 70 cm and hinged on the right.
- Lighting is LED ceiling lights.
- Toilet seat height 45 cm and the space around the toilet is 30 cm to the left and 27 cm to the right.
- Sink height is 84 cm.
- Step into the shower cubicle is 26 cm high with the width of the shower door being 46 cm.
- Height of the shower control unit is 105 cm from the floor of the shower tray. The shower head is fixed.

The Sandwick Bedroom

- Door width is 77 cm and hinged on the left.
- Flooring is oak floor boards.
- Lighting is one ceiling light.
- 2 single 3ft beds, height is 60 cm from floor to top of mattress.

- Clearance at end of bed to wall is 105 cm.
- Bedside drawer is 77 cm high and contains 1 lamp.
- Largest free space clear of doors and furniture is 105 x 115 cm.

Separate bathroom

- The bathroom is across the passageway.
- Door width is 70 cm and hinged on the left.
- Lighting is LED ceiling lights.
- Toilet seat height is 45cm. The space around the toilet is 40 cm to the left and 40 cm to the right.
- Sink height is 78 cm.
- Bath height is 59 cm, length is 160 cm and width is 57 cm.

The Bannerdale Bedroom

- Door width is 77 cm and hinged on the left.
- Flooring is oak floor boards.
- Lighting is LED ceiling lights.
- The bed is 6 ft. wide (zip and link to adjust to 2 singles) and the height is 60 cm from floor to top of mattress.
- Clearance at end of bed to furniture is 50 cm.
- Bedside cabinets are 77 cm high and both contain lamps.
- Largest free space clear of doors and furniture is 88 x 170 cm.
- There is a double wardrobe and a chest of drawers.

En Suite bathroom

- Door width is 70 cm and hinged on the right.
- Lighting is 2 ceiling lights and LED ceiling lights.
- Toilet seat height is 45 cm and the space around the toilet is 50 cm to the left and 30 cm to the right.
- Sink height is 85 cm.
- Step into the shower cubicle is 26 cm high with the width of the shower door being 72 cm.
- Height of the shower control unit is 105 cm from the floor of the shower tray. The shower head is fixed.
- Free standing bath height is 59 cm, length is 150 cm and width is 60 cm with taps/shower head mixer.

Master Bedroom

- Door width is 69 cm and hinged on the left.
- Flooring is oak floor boards.
- Lighting is one ceiling chandelier.
- Bed is 6 ft. wide and the height is 63 cm from floor to top of mattress.
- Clearance at end of bed to furniture is 140 cm.
- Bedside cabinets are 75 cm high, both contain lamps.
- Largest free space clear of doors and furniture is 3 x 1.4 metres.
- There is a wardrobe, chest of drawers, small table and armchair.
- There is a door to a locked storeroom.

En Suite bathroom

- Door width is 80 cm and hinged on the left.
- Lighting is 2 ceiling lights and LED ceiling lights.
- Toilet seat height is 45 cm and the space around the toilet is 23 cm to the left and 35 cm to the right.
- Sink height is 85 cm.
- Free standing bath height is 59 cm, length is 150 cm and width is 60 cm with taps/shower head mixer.
- Step into the shower cubicle is 25 cm high with the width of the shower door being 72 cm.
- Height of the shower control unit is 105 cm from the floor of the shower tray. The shower head is fixed.

Access Statement for The Stables, Hause Hall, Martindale

- The shortest distance from Hause Hall to the Stables is 7.2 meters. This is across a flat stone flagged courtyard.

Entrance

- The main entrance has 2 steps up into a small vestibule area (Steps are both <18 cm high each).
- The door is partially glazed and opens inwards, hinged to the right. It is 80 cm wide. The handle is 120 cm high from the first step and the lock is 110 cm high.

Vestibule

- The front door opens into a small vestibule area 98 cm x 163 cm.
- Flooring is oak floor boards.
- Lighting is via a high wall light.
- A smoke alarm is fitted to the wall.
- A locked door to the right is a store cupboard.
- The door straight ahead leads to the en suite for The Helvellyn bedroom.
- The open doorway to the left is 85 cm wide and leads into The Helvellyn bedroom.

The Helvellyn bedroom

- Doorway width is 80 cm – no door.
- Flooring is oak floor boards.
- Lighting is via a ceiling chandelier. Switch is to the left of the doorway, 114 cm high, and across the room above the oak steps 110cm high.
- The bed is a 6 ft. wide (zip and link to adjust to 2 singles) and the height is 60 cm from the floor to the top of the mattress.
- Bedside cabinets are 63 cm high and both contain lamps.
- Largest free space clear of doors and furniture is 125 x 220 cm.
- There is a large freestanding wardrobe, a vanity mirror on the wall and a fabric covered side chair. Seat height is 17 cm.
- Two oak steps lead down to Bedroom 2 and also a rear door leading to the back garden. The Steps are 147 cm wide and <12cm high each.
- The rear door is partially glazed and opens outwards, hinged to the right. The handle is 100 cm high and the lock is 92 cm high.
- There are two steps down to the garden both <12 cm high.
- A fire extinguisher is on the floor in the corner.

- Windows are a stable window opening onto the courtyard 110 cm high, a roof light in the high ceiling above the beds and a small window overlooking the valley / fells 117cm high.

En Suite bathroom

- Door is 62 cm wide and opens out, hinged to the right. The handle is 116 cm high.
- Flooring is light coloured lino type. There is one step up into the ensuite 17 cm high.
- Lighting is via a ceiling pendant. The switch is outside the door to the left, 114 cm high.
- Toilet seat height is 40 cm and the space around the toilet is 107 cm to the right (open to the room), and 13 cm to the left.
- Basin is in a vanity unit 86 cm high with a large mirror above and a wall mounted towel rail to the right.
- Shower is a fixed head within a square glass enclosure. A sliding door pulls to the right and is 59 cm wide. Step in is 10 cm high. Controls are 110cm high.
- The windows are a roof light and a high level wall window.

The Hallin bedroom Hallway

- Door leads from the Helvellyn bedroom to the hallway for the Hallin bedroom and its en suite. Door is 77 cm wide and opens outwards, hinged to the right. The handle is 99 cm high.
- Flooring is oak floor boards.
- Lighting is via 2 wall lights. Switch is to the right inside the doorway, 110 cm high.
- A doorway to the left leads out to the courtyard. Door is partially glazed, 67 cm wide and opens inwards, hinged to the left. Handle is 103 cm high and the lock is 93 cm high.

The Hallin bedroom

- Door is 69 cm wide and opens inwards, hinged to the right. The handle is 100 cm high.
- Flooring is oak floor boards.
- Lighting is via a ceiling chandelier. Switch is inside to door to the left, 110cm high.
- The bed is 5ft wide and the height is 60 cm from the floor to the top of the mattress.
- Bedside cabinets are 75 cm high and both contain lamps.
- There is a large freestanding cabinet with a rail and a vanity mirror on the wall.
- Largest free space clear of doors and furniture is 100 x 210 cm.
- A smoke alarm is fitted to the ceiling.
- Windows are a stable window opening onto the courtyard, 110 cm high, and a small square window overlooking the valley / fells.

En suite bathroom

- Door is 70 cm wide and opens inwards, hinged to the left. The handle is 110 cm high and the lock is 94 cm high.
- Flooring is light coloured lino type.
- Lighting is via a ceiling pendant. The switch is outside the door to the left, 110 cm high.
- Toilet seat height is 44 cm and the space around the toilet is 25 cm to the right and 24 cm to the left.
- The pedestal basin is 84 cm high with a vanity mirror on the window sill above.
- Shower is a fixed head within a square glass enclosure. The door opens outwards to the right and is 70 cm wide. Step in is 20 cm high. Controls are 115 cm high.
- The full size bath measures 58 x 140 cm internally. The side height from the floor is 52 cm. Fixed taps with a shower head are at the right end. A large wall mirror is above.
- There is a large wall mounted heated towel rail.
- A small square window above the basin overlooks the valley and fells.

Outside Area and Facilities

- There is a Weber BBQ located in the rear outside area and charcoal is stored in the Utility room.
- There is a large paved area between Hause Hall and Cruik Barn.
- There is a large lawned area leading from the paved area.
- There are 4 garden tables measuring 240 x 90 cm and 76 cm high. 3 have benches either side and 6 chairs.

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 have doors with locking fittings that can be unlocked from the inside and outside. All have light coloured tile effect linoleum flooring and wall mounted heated towel rails in each.
- Heating is by ground source heating throughout with underfloor heating downstairs.
- The Guest Information file is stored in lounge/dining area.
- High speed satellite broadband is provided, the wireless access code is on a yellow sticker on top of the Wi-Fi box.
- Mobile phone reception is not available at the house but may be received towards the road area. There is a landline phone in the property for outward/inward calls (free of charge).
- The property is no smoking throughout, although smoking is permitted in the outside areas.
- Dogs are allowed within the property and grounds. Please be aware that the local herdwick sheep are quite free ranging.
- The fire point is at the bottom of the driveway next to the entrance gate.

Contact Information

Address : Hause Hall Farm, Martindale, Penrith, CA10 2NF

Telephone : 01768 486766

Email : info@therowleystates.com

Website : www.therowleystates.com

Grid Reference : NY 43409 19128

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

Local Public Transport : Penrith Train Station or Bus stop in Pooley Bridge.

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.