

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 Kirkbride Hall, Melmerby**

### **Introduction**

Kirkbride Hall is a newly built, traditional style stone clad house situated in the sandstone walled former orchard gardens of one of our larger holiday homes Melmerby Hall, and next to the Grade II listed St John's Church.

We have created a floor plan with links to photographs at

<http://www.therowleystates.com/halls/kirkbride-hall/>

We look forward to welcoming you to Kirkbride Hall. If you have any queries or require any assistance please phone 07968 258 234 or email [christine@therowleystates.com](mailto:christine@therowleystates.com).

### **Pre-Arrival**

- There is full information about Kirkbride Hall on the website at <http://www.therowleystates.com/halls/kirkbride-hall/>
- You can find our location and address at <http://www.therowleystates.com/contact/>
- 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](mailto:christine@therowleystates.com).
- Bookings and enquiries can be made via email at [info@therowleystates.com](mailto:info@therowleystates.com) or by telephone on 44(0)9768 258234.
- The nearest bus station is in Penrith, approximately 9 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](mailto:christine@therowleystates.com)).
- This access statement is available on our website.

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

- The shared car parking area is immediately in front of the property with enough room for up to 4 cars. It is gravelled and very slightly sloping with sandstone flags immediately in front of the door.
- The front door is approximately 8 meters from the car park.
- 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 double wooden door hinged to both sides. The right side of the door opens to 64 cm wide, extending to 128 cm wide when both sides are open. The key hole is 92 cm high and the handle is 100 cm high from the outside floor level. The threshold is raised.
- Outside lights are located either side of the door. Switches are inside on the left wall, 114 cm high
- The entrance leads into an open plan vestibule and on to the Dining Room.

## **The Vestibule**

- Flooring is oak floor boards with a large central rug.
- Lighting is via a central ceiling chandelier. Switch is on the left wall with the outside light switch, 114 cm high.
- A fire extinguisher is on the floor to the right, next to the Lounge doorway and a smoke alarm is on the ceiling above the coat hooks.
- Wall hung coat hooks with a wooden shelf above are ahead and to the right, after the Lounge doorway.
- Heating controls are on the right wall after the Lounge doorway, 140 cm high.
- Leading from the vestibule area are the Lounge, the stairs and the Dining Room.

## **Dining Room**

- The flooring is oak floorboards continued from the vestibule.
- Lighting is via a central ceiling chandelier. Switches are on the left wall above the wooden sideboard, 114 cm high. There are 2 freestanding lamps to either side of the dresser and are on raised corner platforms that are 7cms high.
- In the centre of the room is a solid wooden Dining table that comfortably seats 8. It is 194 cm long, 106 cm wide and 75 cm high. The dining table also converts to a pool / billiards table for recreational use. Pool cues are stored in a basket next to the dresser.
- There are 8 solid wood Dining Chairs with leather seat pads 46 cm high. The chairs do not have arm rests.
- To the left is a wooden sideboard, 77 cm high, 152 cm long and 46 cm wide, holding lamps, guest information and a CD player.
- Opposite the doorway is a tall wooden dresser which contains books, china and family games.
- A softly upholstered easy chair is placed either side of the dresser. Seats are 39 cm high and 63 cm wide with narrow wooden arm rests. Another upholstered armchair to the side of the stairs has a seat height of 45cm and width of 58 cm.
- A picture window overlooks the car parking area. The sill is 76 cm high and 115 cm wide.

## **Kitchen**

- Leading from the Dining room via an open plan doorway, 140 cm wide.
- Flooring is a light coloured tile effect laminate.
- Lighting is via LED ceiling lights. Switches are to the left inside the doorway (next to the fridge freezer) and are 114 cm high.
- A floor to ceiling oak bookcase backs on to the dining room to the right of the doorway and holds the pay phone.
- There is a single under counter electric oven with a 4 ring electric hob above, both 60 cm wide. There is also 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 single bowl stainless steel sink with mixer tap.
- There is a matching central island with cupboards, 190 cm long, 90 cm wide and 92 cm high. 3 wooden bar stools sit up to the island. Seats are 70 cm high.
- French doors, hinged to both sides open out onto the rear patio and garden. The right door opens to 70 cm wide extending to 150 cm wide when both are open. The lock is 92 cm high and the handle is 1m high. Coir matting is recessed into the floor in front of the doors.
- Outside there are 5 sandstones steps extending either side of the French doors down to the patio area. Each step is 17 cm high.
- There is a heat detector on the ceiling and the fire evacuation plan is on the wall to the right of the doorway from the Dining room, next to the book case. A fire blanket and extinguisher are on the wall to the right of the French doors.

### **Utility Area**

- Open plan off the kitchen.
- Flooring is light coloured tile effect.
- Lighting is via a ceiling chandelier. Switch is on the wall to the left above the worktop and beside the rear door to the patio, 114 cm high.
- Light coloured oak cupboards with black granite worktops, 92 cm high, housing a single bowl stainless steel sink with mixer tap.
- Under counter washing machine and tumble dryer, both 60 cm wide.
- Fuse box is high up on the wall to the left, next to the wall cupboards.
- A wooden door, hinged to the left, with 2 small glazed panels leads to the rear garden. The handle is 114 cm high and the lock is 94 cm high.

### **Ground floor Toilet**

- Off the utility area.
- Door is 76 cm wide, hinged to the left. The handle is 100 cm high and the inside lock is 95 cm high.
- Flooring is light coloured tile effect laminate.
- Lighting is via a ceiling light. The switch is on the right wall outside the door and is 115 cm high.

- The toilet seat is 47 cm high with 20 cm clearance to the left and 15 - 25 cm to the right (above and below pipe boxing).
- There is a large basin, 84 cm high and 46 cm wide with a large wall mirror over it. A hand towel ring is on the right, 150 cm high.

### Lounge

- Leading from the Vestibule to the right, the open plan doorway is approximately 133 cm wide.
- Flooring is oak floor boards with 2 large central rugs.
- Lighting is via 2 ceiling chandeliers. Switches are on the right wall inside the doorway and are 115 cm high. There is also 1 floor standing lamp and 3 table lamps.
- A large 4 seater softly upholstered sofa has 45 cm high seat cushions with a matching arm chair, a matching chaise lounge and 1 large matching foot stool. All moveable.
- There are 3 wooden side tables with table lamps plus one displaying reading material.
- Wall hung oak corner shelves hold the TV and DVD player.
- A large sandstone fire place houses a cast iron wood burning stove on a hearth 6cm high. **A small mobile fireguard is provided.**
- There is a large picture window over- looking the front garden, sill 76 cm high, a large bay window overlooking the side garden and the church, sill 61 cm high, and french doors leading to the rear garden. Doors are hinged to both sides. The handle is 102 cm high and the lock is 92 cm high. A single open door is 78 cm wide extending to 168 with both open.
- Outside lights are either side of the doors. Switch in inside on the left of the door, 115 cm high.
- Four sandstone steps lead to the rear lawn, 208 cm wide and < 20 cm high each.

### Stairs

- Leading from the Vestibule area, the open plan oak stairs are 83 cm wide with each step being 21 cm high. The oak balustrade is 100 cm high. At the top of the stairs to the right is a galleried landing overlooking the Vestibule area. The oak balustrade is 93 cm high.

- Lighting is via LED ceiling lights on the ground floor and a ceiling chandeliers on the first floor. The switches are on the left wall next to the Lounge doorway and on the first floor landing outside each bedroom door. All are 114 cm high.
- There is a smoke alarm on the ceiling and a fire extinguisher outside the master bedroom door.
- A small oak bookshelf outside and to the left of the Threlkeld room door offers a variety of reading material.

### **The Threlkeld Bedroom**

- Door is 82 cm wide, and hinged to the left. Handle is 100 cm high.
- Flooring is oak floorboards.
- Lighting is via a central chandelier. Switch is on the inside of the door to the right, 114 cm high.
- The double bed is approximately 64 cm high to the top of the mattress. Clearance either side of the bed is approximately 60 cm.
- The bedside tables either side of the bed are 82 cm high and each holds a lamp.
- A small wooden dresser, 77 cm high, 63 cm long and 43 cm wide has a small wall hung mirror above and a softly upholstered side chair to the side. Seat is 46 cm high and 44 cm wide.
- On the right wall there are double doors housing a built in wardrobe with a hanging rail and shelves. The handles are 100 cm high.
- A picture window overlooks the rear garden. Sill is 91 cm high.

### **The Pattensen Bedroom**

- Door is 78 cm wide, and hinged to the right. Handle is 100 cm high.
- Flooring is oak floorboards.
- Lighting is via a central chandelier. Switch is on the inside of the door to the left, 114 cm high.
- Twin zip and link beds are approximately 60 cm high to the top of the mattress. Clearance to the left of the bed is approximately 42 cm and to the right is approximately 46 cm when set as a double. Clearance between the beds is approximately 46 cm when set as a twin with the

right bed being placed along the wall below the window. Beds are moveable.

- The bedside tables either side of the bed are 70 cm high and each holds a lamp.
- There is a small upholstered side chair with arms. Seat is 37 cm high.
- On the left wall there are double doors housing a built in wardrobe with a hanging rail and shelves. The handles are 100 cm high.
- A picture windows overlooks the front garden. Sill is 91 cm high.

### **The Master Bedroom**

- Door is 76 cm wide, hinged to the right. Handle is 100 cm high.
- Flooring is oak floorboards with rugs.
- Lighting is via a ceiling chandelier. Switch is inside the door on the left wall, 114 cm high.
- The bed is a 5ft wide, antique four poster bed, with the top of the mattress being approximately 54 cm high from the floor.
- There are 2 bedside tables, 77 cm high, displaying bedside lamps.
- A large wooden chest of drawers 110 cm high, 118 cm long and 55 cm wide displays a lamp with a wall hung mirror above.
- A large wooden side board / book shelf, 77 cm high, 120 cm long and 55 cm wide holds various books and has a wall hung mirror above.
- There is a softly upholstered chaise lounge below the window, 47 cm high and 190 cm long.
- On the right inside the door there are double doors housing a built in wardrobe with a hanging rail and shelves. The handles are 100 cm high.
- There is also a locked store cupboard next to the wardrobe.
- A picture window overlooks the rear garden. Sill is 90 cm high.

### **Master Bedroom Ensuite**

- Door is 70 cm wide, hinged to the left. The handle is 100 cm high and the lock on the inside of the door is 94 cm high.
- Flooring is light coloured tile effect.
- Lighting is via 2 ceiling lights and LED lights. The switch is on the outside of the door to the right, 113 cm high.

- There is a walk-in glass fronted shower, 137 cm x 89 cm. Shower entrance is 54cm wide. The step into the shower is 3 cm high and the controls are 118 cm from the floor. The shower head is fixed.
- A large double vanity unit, 84 cm high, 120 cm long, and 45 cm wide holds basins 10 cm deep, 50 cm long and 29 cm wide with a stainless steel mixer tap serving each. A large mirror with light is above the vanity unit.
- Toilet seat height is 47 cm. The space around the toilet is 25 cm to the left with the right open to the room.
- There is also a wall hung heated towel rail and an oak shelf for storage.
- A Velux window positioned high in the roof allows for natural light.

### **The Manor Bedroom**

- At the end of the landing, down 5 steps all <20 cm high.
- Door is 70 cm wide, and hinged to the right and opens outwards. Handle is 100 cm high.
- Flooring is oak floorboards.
- Lighting is via a central chandelier. Switch is on the inside of the door to the left, 114 cm high.
- Twin zip and link beds are approximately 58 cm high to the top of the mattress. Clearance between the beds is approximately 45 cm when set as twins with one open to the room and one against the window wall, and 45 cm from bed to wall when set as a double with the other side open to the room. Beds are moveable.
- An oak shelf above the headboard holds bedside lamps. Switches are 117cm from the floor on each side of the headboard.
- There is a small wooden sideboard holding a lamp, 76 cm high, 90 cm long and 44 cm wide next to a softly upholstered side chair, seat pad 44 cm high. An upholstered stool underneath also 44cm high and 42cm wide by 33cm deep.
- Double oak doors to the right on entering the room house a built-in wardrobe with hanging rail and shelf. The handle is 100cm high.
- A picture window overlooks the rear garden, Sill is 90 cm high.



## **Manor Bedroom Ensuite**

- Door is 74 cm wide, hinged to the right. The handle is 100 cm high and the lock on the inside of the door is 94 cm high.
- Flooring is light coloured tile effect laminate.
- Lighting is via LED lights. The switch is on the outside of the door to the left, 114 cm high.
- There is a built-in glass fronted shower, 84 cm x 89 cm. The door is 73 cm wide, hinged to the right and opens outwards. The handle is 92 cm high. The step into the shower is 8 cm high and the controls are 114 cm from the floor. The shower head is fixed.
- The pedestal basin is 85 cm high, 46 cm long, 29 cm wide and 16 cm deep with double taps and a wall mirror above.
- Toilet seat height is 47 cm. The space around the toilet is 38 cm to the left with the right open to the room.
- There is also a wall hung heated towel rail.
- The picture window faces the car parking area. Sill is 91 cm high.

## **The Bathroom**

- Door is 74 cm wide and is hinged to the left. The handle is 98 cm high and the lock on the inside of the door is 92 cm high.
- Flooring is light coloured tile effect laminate.
- Lighting is via LED ceiling lights. The switch is on the outside of the door to the right and is 114 cm high.
- There is a full size bath with a shower mixer tap at the one end and full length wall above. The internal measurements are 150 cm long and 55 cm wide. The outside height is 55 cm high.
- There is a freestanding glass shower cubicle 86 cm square. The door is 72 cm wide, hinged to the left and opens outwards. The handle is 92 cm high. The step into the shower is 6 cm high and the controls are 112 cm from the floor. The shower head is fixed.
- A large double vanity unit, 84 cm high, 120 cm long, and 45 cm wide holds basins 10 cm deep, 51 cm long and 30 cm wide with a stainless steel mixer tap serving each. There is a deep window sill (36 cm) behind the vanity unit holding a small vanity mirror.
- The opaque-glass window faces the front garden / car parking area.

- Toilet seat height is 44 cm. The space around the toilet is 56 cm to the left and 60 cm to the right.
- A large wall mounted heated towel rail is behind the door to the left of the shower and a full length mirror is on the wall to the right.

### Outside Area and Facilities

- Outside there is a Weber BBQ's. Stored inside during winter.
- At the front of Kirkbride Hall there are raised beds with small shrubs and trees and a small lawned area which leads to a larger lawn at the side of the house.
- A picket fence with a gate, <95 cm high, leads to a large rear lawn with small trees and shrubs and a sandstone flagged patio area.
- The patio has solid wood outdoor furniture with a table for up to 8 people. (Table = 75 cm high, 241 cm long and 90 cm wide. Chairs are 46 cm high and 49 cm wide with wooden arms).
- Two wooden leisure rocking chairs are also on the patio. Seats are 42 cm high, 44 cm wide at the narrowest point, and 58 cm deep.
- A picket fence < 95 cm high separates the garden with two adjoining Rowley Estates cottages and a high stonewall to the rear back onto the gardens of Melmerby Hall.
- There is a covered wooden storage area for rubbish and an outdoor tap on the wall to the right of the kitchen French doors.

### 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 laminate flooring. There are wall mounted heated towel rails in each bathroom.
- Heating is by biomass (wood chip boiler) throughout.
- The Guest Information file is stored in 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 entranceway to the drive from the road.

### **Contact Information**

Address: Kirkbride Hall, Melmerby, Penrith, CA10 1HD

Telephone: 01768 480692, 07968 258 234

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

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

Grid Reference: NY 61161 37365

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.

