

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 Melmerby Hall, Melmerby

Introduction

Our property is a Grade II listed mansion that has undergone extensive renovation to retain the character of this traditional country house. The Hall has 9 bedrooms and 9 bathrooms and can accommodate up to 18 guests, both catered and self-catering holidays available. It is located in the village of Melmerby, in the Eden Valley, 9 miles from Penrith and 14 miles from Lake Ullswater. It is situated at the end of driveway and is set within its own extensive walled gardens.

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

We look forward to welcoming you to Melmerby 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 Melmerby 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 at Penrith, 9 miles away.
- The nearest train station is at Penrith (West coast rail line) which is 9 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

- There is a level car parking area with enough room for 8-10 cars which is part tarmac and part gravel. The main parking is approximately 5-10 metres away from the main entrance and is a gravelled 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 door to the property is 90 cm wide and hinged on the right. There is a 9 cm high step / threshold.
- The handle is 108 cm high and the lock is 130 cm high.
- The outside light switch is on the left inside the door 134 cm high.

Entrance Hall

- Flooring is oak boards with a large oriental rug.
- Lighting is by a ceiling chandelier. Switches are on the left of the door 134 cm high.
- There is a ceiling smoke detector, fire point alarm and a fire extinguisher.
- There are three doors leading from the Hall. The door to the left leads into the Drawing Room, the door straight ahead leads to the stairs hallway and the door to the right leads into The Library.

The Library

- Double doors open to a max. of 200 cm. Handles are 84 cm high.
- Flooring is oak boards with a large oriental rug.
- Lighting is by two wall lights and a ceiling chandelier. Switches are on the left beside the door leading to the stairs / hallway, 140 cm high.
- Ceiling mounted smoke alarm.
- There is a 3 seater sofa, two armchairs and one low level upholstered chair (all moveable)
- Two large chests, a set of drawers and a coffee table which measures 61 x 107 cm and is 52 cm in height. A digital TV and music system sits on an oak corner unit.
- The Library has an open fire place with a stone hearth.
- The door to the stairs / hallway is 95 cm wide and hinged on the right. Handle is 86 cm high.

Stairs Hallway

- Doorway from the main entrance hall is 97cm wide and hinged on the left. The handle is 86 cm high.
- Flooring is patterned carpet with a carpet runner on the stairs.
- Lighting is by two ceiling chandeliers and spot lights. Switches are at the foot of the stairs and next to doorways approx. 134 cm high.
- There are 11 steps up to a small landing which are 110 cm wide and approximately 15 cm each in height. From the first landing to the first floor there are another 11 steps (each 15 cm in height) to the first floor.
- From the Hall, double doors lead into the Dining room.
- Smoke alarm is ceiling mounted.

Downstairs Cloakroom / W.C.

- From the Hallway there is a cloakroom leading to a W.C. Door 1 is 70 cm wide and hinged on the right. The handle is 83 cm high and the lock is 90 cm high.
- Light switch for both rooms is outside and to the left of the door, 134 cm high.
- Flooring is oak boards.
- The cloakroom has coat hooks on the right and leads into the W.C. The door 2 is 70 cm wide and hinged on the right.
- The toilet seat is 41 cm high with the space around the toilet being 40 cm to the left and 44 cm to the right.
- The sink height is 81 cm with a wall mirror above and a vanity shelf to the left.

Dining Room

- Double doors open into the Dining room from the hallway. Opening is a max. of 117 cm wide. The handle is 97 cm high.
- Flooring is oak boards. Approximate room dimensions 5.7 x 5.7 metres.
- Lighting is 1 ceiling chandelier, 3 wall lights and 3 adjustable spot lights. Switches are next to doorways 134 cm high.
- Ceiling smoke alarm and fire extinguisher by outside door.
- Large open fireplace with raised stone hearth 11 cm high.
- The room contains a chest of drawers and a table with drawers. There are 2 dining tables with chairs. Both tables are 76 cm high with the larger table being 140 cm W x 397 cm L and the smaller table being 110 cm W x 167 cm L. There are 18 chairs with leather seats and without arms.
- Door leading to outside is 80 cm wide and hinged on the right. The outside light switch is on the left inside of this door 134 cm high.
- From the dining room a downward sloping hallway / corridor leads to the kitchen. The flooring is oak boards and there are 4 adjustable ceiling lights. Switch is next to the kitchen door 136 cm high.
- A door on the left of the hallway / corridor leads to the Study area. Door is 75 cm wide and hinged on the right. Handle is 82 cm high.
- Straight ahead the opening into the kitchen is 70 cm wide.

Kitchen

- Flooring is tile effect hard floor.
- Lighting is LED ceiling spot lights. Switches are next to doorways from 116 cm high.
- Light oak kitchen units with black granite worktops.
- Island measures 102 x 210 cm and is 90 cm in height, as are all other work tops.
- 5 door AGA and 3 heating rings as well as an electric oven which sits under a 4 ring gas hob.
- Front opening dishwasher which is 60 cm wide.
- Tall fridge/freezer which is 90 cm wide.
- Wall shelves and old style butchers block table.
- Wall cupboards are 75 cm above the work top height.
- Sink with a mixer tap is at work top height with cupboard underneath.
- Fire extinguisher and fire blanket on left hand side of doorway leading to larder room.
- Smoke alarm point on ceiling.

Steps up leading to hallway and larder room

- 3 sandstone steps which are all 20 cm in height lead up to a small hallway.



- Flooring is a tile effect hard floor.
- Doorway is 84 cm wide and hinged on the right. Handle is 96 cm high.
- Lighting is via LED spot lights. Switches are inside to the left of the door 135 cm high.
- A further door leads into a traditional larder / storage cupboard with original sandstone slab shelving.

Steps up leading to Utility room and toilet

- 3 sandstone flag steps lead up to the utility room which are 20 cm high each.
- Door into utility room is 80 cm wide and hinged on the right. Handle is 96 cm high.



Utility Room / Boot Room / W.C.

- Flooring is sandstone flags.
- Lighting is via LED ceiling lights. Switches are to the left 135 cm high.
- Fire extinguishers on wall. Smoke alarm is ceiling mounted. Fire alarm point on wall to left of rear stable door.
- Extra fridge is 60 cm wide and 142 cm high.
- Front opening dishwasher is 60 cm wide.
- Work top height is 97 cm. Sink is at work top height.
- Washing machine and tumble dryer, both 60 cm wide, are below the worktop behind cupboard doors.
- Microwave on worktop and a range of cupboards on the right hand side wall.
- Door to outside cobbled courtyard is 80 cm wide and hinged on the right. Handle is 96 cm high. Outside light switch is on the left 134 cm high.
- Corridor down to toilet is 80 cm wide with coat hooks and a boot stand on left and further integrated storage cupboards and a chest of drawers.
- Door into toilet is 70 cm wide and hinged on the right. Handle is 97 cm high and the lock is 112 cm high.
- Light switch is on left 134 cm high.
- Sink height is 77 cm. Toilet seat height is 44cm and the space around the toilet is 20 cm to the left and 25 cm to the right.

Breakfasting Kitchen

- Tile effect hard floor with an oak step up from the kitchen area, 14 cm high and 284 cm wide. Approximate room dimensions are 5.3 x 4 metres.



- Lighting is by LED ceiling spot lights. Switches are next to doorways 134 cm high.
- Table which measures 138 cm W x 420 cm L and is 78 cm high. There are 20 wooden chairs with a seat height of 46 cm from the floor. 5 extra chairs are within the room.
- Opening into the Study area is 2.2 metres wide. There is a 2 cm high oak lip on the floor.
- Double doors to the outside paved garden open to a max. of 1.67 metres. Handle is 97 cm high. The outside light switch is on the left 134 cm high.
- A stone step 39 cm deep and 7 cm high leads to the outside patio.
- Double doors to the family living room open to a max of 1.3 metres wide.

Study area

- Breakfast style bar with 4 high stools, 70 cm high seats. Breakfast bar is 94 cm high and holds the landline pay phone, Wifi box and music system.
- Flooring is tile effect hard floor and lighting is LED ceiling spot lights. Switches are next to doorways 134 cm high.
- There is one upholstered arm chair.
- Door into the living room is 75 cm wide and hinged on the left. Handle is 82 cm high.

Living Room

- Oak effect floor boards and two medium pile rugs. Approximate room dimensions are 7 x 4.3 metres.
- Lighting is via three ceiling chandeliers. Switches are next to doorways 134 cm high.
- Smoke and carbon monoxide alarms on ceiling.
- Gas fire with a sandstone surround. Raised hearth is 12 cm high.

- There are three 3 seater sofas, a 2 seater sofa and an armchair, a small table and a coffee table which measures 60 x 130 cm and 45 cm in height. All are moveable.
- Digital TV and DVD player.
- There are two doors to the outside paved area which are both 70 cm wide. One is hinged on the left and one on the right. Handles are 107 cm high and locks are 97 cm high.
- Outside light switch is on the right 134 cm high.
- Double doors lead into the drawing room and open to a max. of 154 cm wide.
- From the living room there is also another door which leads into the Hall/stairs which is 70 cm wide and hinged on the left. Handle is 85 cm high.
- Double doors lead from the Living Room into the Drawing Room. Maximum opening width is 156 cm, handles are 85 cm high. There is a small raised oak threshold.

Drawing Room

- Double doors lead to the outside paved area and open to a max. of 95 cm wide. Handles are 113 cm high and lock is 117 cm high.
- Flooring is oak boards with a large oriental rug. Approximate room dimensions are 5.1 x 5.2 metres.
- One ceiling chandelier and three wall lights. Switches are next to the hallway door 134 cm high.
- Open fireplace with a raised stone hearth.
- Two 3 seater sofas, one 2 seater sofa and an upholstered chair with arms.
- There are three small tables and a coffee table which measures 69 x 120 cm and is 50 cm in height.

First Floor

- There is a small landing half way up the stairs to the first floor. The carpeted stairs are 110 cm wide and there are 22 steps in total which are each 15 cm in height.
- The first floor landing is 120 cm wide. There is a fire extinguisher and ceiling smoke alarm.
- Ceiling chandeliers. Switches are at the top and bottom of the stairs 134 cm high.

French Empire Bedroom

- Door is 80 cm wide and hinged on the right. The handle is 82 cm high.
- Flooring is oak boards with an oriental rug.
- There is one ceiling chandelier. Switch is on left 134 cm high.
- Bed is a 5 ft. wide and the height is 57 cm from floor to top of the mattress.
- Clearance at end of bed to furniture is 2.2 metres.
- Two bedside cabinets are 83 cm high and contain lamps.
- Largest free space clear of doors and furniture is 2.2 x 3.7 metres.
- There is one double wardrobe, chest of drawers, a table and chair, one chaise lounge and a 3 seater low level upholstered sofa.

En Suite Bathroom

- Door is 75 cm wide and hinged on the left. The handle is 80 cm high.
- Lighting is by LED ceiling lights. Switch is 136 cm high to the right of the door.
- Sink height is 82 cm with mirror above.
- Toilet seat height is 42 cm, the space around the toilet is 50 cm to the left and 30 cm to the right.
- Fitted bath height is 58 cm and the internal measurements are approximately 57 cm W x 150 cm L. Taps and shower head mixer.
- Glass panel on side of bath opens outwards.
- There is also a door from the first floor passageway into this bathroom which is 80 cm wide and hinged on the left. Handle is 80 cm high.

The Georgian Room

- Door is 80 cm wide and hinged on the right. Handle is 84 cm high.
- Flooring is light coloured carpet.
- One ceiling light and two wall lights. Switches are inside the door on the left 134 cm high.
- Beds are two x 3ft. singles. Bed height is 54 cm from floor to top of the mattress.
- Clearance at end of bed to furniture is 90 cm.
- Two bedside tables 70 cm high and contains lamps.
- The largest free space clear of doors and furniture is 90 cm x 4.3 metres.
- There is also a wardrobe, small table and chair.

En-Suite Bathroom

- Door is 65cm wide and hinged on the left. Handle is 87cm high
- Step up to bathroom is 12cm.
- LED ceiling lights. Switch is outside on the right and is 130cm high.
- Sink height is 82cm with mirror above.
- Toilet seat height is 40cm. Space around the toilet is 39cm on the left and 33cm on the right side.
- There is a 9cm step into the shower cubicle which has a sliding door. The shower measures 87cm by 77cm.
- Height of the shower control unit is 120 cm from the floor of the shower tray.

The Regency Room

- Door is 77 cm wide and hinged on the left. Handle is 75 cm high.
- Floor is light coloured carpet.
- One ceiling light. Switch is on the right 134 cm high.
- The four-poster 5 ft. bed is 65 cm high from floor to top of mattress.

- Bedside cabinets are 58 cm high with bedside lamps on each.
- Clearance at end of bed to wardrobe is 1.4 metres.
- Largest free space clear of wall and furniture is 1.4 x 2.5 metres.
- There is also a double wardrobe and a chair.

En Suite bathroom

- Door is 68 cm wide and hinged on the right. Handle is 74 cm high and lock is 82 cm high.
- LED ceiling spot lights. Switch is outside on left 114 cm high.
- Sink height is 86 cm with mirror above.
- Toilet seat height is 44 cm. The space around the toilet is 24 cm to the left and 20 cm to the right.
- Fitted bath height is 56 cm and the internal measurements are approximately 57 cm W x 150 cm L. Taps and shower mixer.
- Step into shower cubicle is 15 cm high with the width of the shower door being 50 cm.
- Height of the shower control unit is 120 cm from the floor of the shower tray. The shower head is fixed.

There are 3 steps down onto a further landing leading to further bedrooms. Each step is 15 in height and the landing is 90 cm wide. There are two ceiling chandeliers. Switches are at each end 134 cm high. Ceiling mounted smoke alarm and one fire extinguisher.

Chinese Room

- Door is 64 cm wide and hinged on the right. Handle is 87 cm high.
- Flooring is light coloured carpet.
- Lighting is by one ceiling chandelier. Switch is inside on the left 140 cm high.
- The 4 ft. 6 inch bed is 50 cm high from floor to top of mattress.
- Bedside cabinets are 1x76 cm and 1x80 cm high with bedside lamps on each.
- Clearance at end of bed to table is 80 cm.
- Largest free space clear of wall and furniture is 1.2 x 3.0 metres.
- There is also a wardrobe, dressing table and a chair.

En Suite bathroom

- There are two steps up into the en-suite 22 cm high each.
- Door is 62 cm wide and hinged on the left. Handle is 80 cm high. Lock is 115 cm high.
- Lighting is LED ceiling spot lights. Switch is outside the door on the right 112 cm high.
- Sink height is 85 cm with mirror above.
- Toilet seat height is 46 cm. The space around the toilet is 80 cm to the left and 14 cm to the right.
- Step into shower cubicle is 12 cm, with the door width being 60 cm.

- Shower controls are 1.2 m from the floor of the shower tray and the shower head is fixed.

The Master Suite

- Door is 77 cm wide and hinged on the right. Handle is 78 cm high.
- Flooring is light coloured carpet
- Lighting is by one ceiling chandelier. Switch is inside the door on the left 136 cm.
- Ceiling smoke alarm.
- 5 ft. 6 bed which is 53 cm high from the floor to top of the mattress.
- Two bedside tables are 62 cm high with a bedside lamp on each.
- Clearance at end of beds to wall is 1.3 metres.
- The largest free space clear of walls and furniture is 1.8 x 2.4 metres.
- There is also a chest of drawers, one chaise lounge and a chair in the room.
- Door leads to Jacobean Room *

- **En Suite bathroom**

- Door is 76 cm wide and hinged on the right. Handle is 82 cm high and lock is 84 cm high.
- Vestibule area flooring is a light coloured carpet carrying through from the bedroom. Door into the wardrobe is 70 cm wide and hinged on the right. Handle is 82 cm high.
- Lighting is LED ceiling spot lights. Switch is on the left, 134 cm high.
- There is a step up into the bathroom area 19 cm in height.
- Bathroom area flooring is light coloured floorboards.
- Toilet seat height is 43 cm. The space around the toilet is 40 cm to the left and 50 cm to the right.
- Twin sinks height is 82 cm with mirror above and fitted cupboards below each sink.
- Free standing bath with taps/shower head mixer is 67 cm high. The internal measurements are approximately 60 cm W x 158 cm L.
- Step over into shower cubicle is 9 cm and the door width is 73 cm.
- The controls are 1.28 metres from the floor of the shower tray. The shower head is fixed.
- Enclosed toilet room door is 62 cm wide and hinged on the right. Door handle is 92 cm from the floor.
- Toilet seat height is 43 cm. The space around the toilet is 18 cm to the left and 20 cm to the right.

Jacobean Room

- * Internally this room is accessed via the Master Bedroom only.
- Door 1 is 71 cm wide and hinged on the right. Handle is 98 cm high. Fire alarm point on left wall.
- The step up to Door 1 is 12 cm high.
- Door 2 into the bedroom is 69 cm wide and hinged on the left. Handle is 84 cm high.
- Flooring is light coloured carpet.

- Two ceiling lights and LED ceiling spot lights. Two reading wall fixed lights are positioned on each side of the bed and are 68 cm above the mattress. Ceiling light switches are to the right 131 cm high.
- 5 ft. zip and link bed is 60 cm high from the floor to the top of the mattress. Two shelves above bed headboard on each side and positioned 80 cm above the mattress.
- Clearance at end of bed to wardrobes is 2 metres.
- Largest free space clear of walls and furniture is 2.5 x 2 metres.
- There is also a dressing table, a cabinet and chair.
- A locked door leads into a linen cupboard.
- Doorway to outside is 75 cm wide and hinged on the left. Handle and lock are 104 cm high. Outside light switch is on the right side of the door 130 cm high.
- Sandstone steps lead down to the cobbled courtyard. Each step down is 1 metre wide. There are 14 steps which are all less than 24 cm in height. There is a metal hand rail on the outside of the steps.

En suite bathroom

- Door width is 70 cm wide and hinged on the right. Handle is 88 cm high and lock is 80 cm high.
- LED ceiling spot lights. Switch is on left 107 cm high.
- Sink height is 83 cm. Wall mirror above.
- Toilet seat height is 44 cm. The space around the toilet is 43 cm to the left and 20 cm to the right.
- Step into the shower cubicle is 13 cm high. Door width is 50 cm.
- Shower controls are 110 cm from the floor of the shower tray. The shower head is fixed.

Stairway from first floor to second floor

- Stairs are 110 cm wide and each step is 15 cm in height. There are 11 steps to a small landing and 10 steps to the second floor.
- One ceiling chandelier. Switches are at the top and bottom of the stairs 127 cm high.
- On the second floor passageway there is a table with lamp, a fire extinguisher, two ceiling lights and a ceiling smoke alarm.

Two steps lead from this landing to a further landing 73 cm wide. Steps are 20 cm each in height. There are two ceiling chandeliers, a ceiling mounted smoke alarm and a fire extinguisher. Flooring is carpet.

Victorian Room

- Door is 70 cm wide, hinged on the right and leads into a vestibule area. Handle is 72 cm high.
- One ceiling light. Switch is to the left outside of the door, 134 cm high.
- Ceiling mounted smoke alarm.

- Doorway into the room from the vestibule is 80 cm wide.
- Lighting is by one ceiling light. Switch is inside to the left, 134 cm high.
- Flooring is light coloured carpet.
- The four-poster 5 ft. bed is 60 cm high from floor to top of mattress.
- Bedside cabinets are 77 & 87 cm high with bedside lamps on each.
- Clearance at end of bed is 2.8 metres.
- Largest free space clear of wall and furniture is 3.9 x 2.8 metres.
- There is also a dressing table and one chair, two drawers, and a triple wardrobe.

Bathroom

- Door width is 74 cm wide and hinged on the right. Handle is 91 cm high and the lock is 100 cm high.
- Three ceiling lights. Switches from the vestibule and bedroom to the left of doorways 134 cm high.
- Sink height is 83 cm. Wall mirror above.
- Toilet seat height is 43 cm. The space around the toilet is 29 cm to the left and 320 cm to the right.
- Fitted bath height is 54 cm high. The internal measurements are approx. 56 x 150 cm. Taps and shower head mixer.
- Gap between sink and bath is 38 cm wide to access the toilet at the far wall.

The Billiards Room

- Door is 72 cm wide and hinged on the left. Handle is 75 cm high.
- Flooring is patterned carpet.
- Billiards table is 3.8 x 2 metres and 85 cm in height.
- Lighting is via two ceiling chandeliers. Switch is inside door to left 136 cm high. A game light is also above the billiards table.
- Space around the table is at least 90 cm wide to either wall or furniture.
- There is a sideboard and stool, 2 seater sofa, one chair and 3 window seats.

Separate shower room

- Door width is 70 cm wide and hinged on the right. Handle is 65 cm high and lock is 74 cm high.
- LED ceiling spot lights. Switch is to the left 127 high.
- Sink height is 85 cm with mirror above.
- Toilet seat height is 44 cm. The space around the toilet is 30 cm to the left and 30 cm to the right.
- Step into the shower cubicle is 23 cm high. Door width is 53 cm.
- Shower controls are 1 metre from the floor of the shower tray. The shower head is not fixed but the maximum height of the shower head is 5ft 10".
- The gap between the shower and the sink is 58 cm.

The Edwardian Room

- Door is 78 cm wide and hinged on the right. Handle is 88 cm high.
- Flooring is light coloured carpet.
- One ceiling chandelier and LED ceiling spot lights. Switch is to the left, 134 cm high.
- 4 ft. 6" bed is 63 cm high from floor to top of mattress.
- Bedside cabinets are 78 cm high with bedside lamps on each.
- Clearance at end of bed to wardrobe is 83 cm.
- Largest free space clear of wall and furniture is 1.7 x 1.9 metres.
- There is also a wardrobe, chest of drawers and one chair.
- There are 3 steps up into the en suite which are 80 cm wide and 16 cm in height.

En Suite bathroom

- Door width is 70 cm wide and hinged on the left. Handle is 83 cm high and lock is 75 cm high.
- LED ceiling spot lights. Switch is outside door on right, 88 cm high.
- Sink height is 79 cm.
- Toilet seat height is 44 cm. The space around the toilet is 19 cm to the left and 22 cm to the right.
- Step into the shower cubicle is 8 cm high. Door width is 70 cm.
- Shower controls are 115 cm from the floor of the shower tray. The shower head is adjustable.

The Nursery Room

- Door is 80 cm wide and hinged on the right. Handle is 90 cm high.
- Flooring is light coloured carpet.
- One central ceiling light and LED spot lights. Switch is 136 cm high.
- Two 3 ft. zip and link twin beds which are 63 cm high from floor to top of mattress.
- Two bedside tables are 72cm high and contain lamps.
- Clearance at end of bed to furniture is 67 cm.
- Largest free space clear of walls and furniture is 1.2 x 2.2 metres.
- There is also a triple wardrobe, dressing table and two chairs.

En Suite Bathroom

- Door width is 70 cm wide and hinged on the right. Handle is 92 cm high and lock is 84 cm high.
- One step up which is 8cm in height.
- LED ceiling spot lights. Switch is inside to the left 118 cm high.
- Sink height is 82 cm with mirror above.
- Toilet seat height is 44 cm. The space around the toilet is 11 cm to the left and 15 cm to the right.
- Free standing bath is 58 cm high and internal measurements are approximately 60 cm W x 150 cm L. Taps and shower head mixer.
- Step into the shower cubicle is 21 cm high. Door width is 70 cm.

- Shower controls are 110 cm from the floor of the shower tray. The shower head is fixed.

Door into Studio Storage room is locked.

Outside Area and Facilities

- There are two Weber BBQ's and charcoal stored in the Utility room.
- At the side of Melmerby Hall there is a large paved patio area with 3 benches, 2 tables (65 cm high and 68 cm W x 140 cm L) and 4 chairs. There are extensive lawned grounds, planted borders, cobbled courtyard, ornamental garden, trees and paths to the front and sides of the property.

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 linoleum flooring. There are wall mounted heated towel rails in all bathrooms other than the ones which have been stated that there is no heated towel rail.
- Heating is by a wood chip biomass system.
- The Guest Information file is stored in the study area.
- 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 outside on the drive way by the main archway.

Contact Information

Address : Melmerby Hall, Melmerby, Penrith, CA10 1HB

Telephone : 01768 881333

Email : info@therowleystates.com

Website : 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.