

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 Todd Hills Hall Farm

Introduction

Todd Hills Hall Farm is a renovated family Cumbrian sandstone farmhouse positioned on a hill along a quiet country lane between the villages of Melmerby and Gamblesby. Todd Hills Hall Farm offers glorious views from 6 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. There'll be no arguments over who gets the room with a view – they all have them. Todd Hills Hall Farm sleeps 12 guests in 6 ensuite double bedrooms.

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

We look forward to welcoming you to Todd Hills Hall Farm. 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 Todd Hills Hall Farm on the website at
- <https://www.therowleystates.com/stay/hall/todd-hills-hall-farm/>
- 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.
- 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 parking for 6 cars and is on a grassed over area to the left of the gateway from the road. The main parking is approximately 10 metres away from the main entrance door along a level, flagged path. There are also extra parking spaces available on the gravelled courtyard outside the kitchen and dining room entrances.
- 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.



Car park and flat paved path to the front door

Entrance to property

- The main entrance door to the property into the lounge is 88 cm wide, a single door and hinged on the left. The handle is 108 cm high and the keyhole lock is 98 cm high.
- The outside light switch is on the left wall inside the door.



The main entrance door

Lounge

- Fixed coir entrance mat
- Flooring is light coloured wood
- Light switches to the right of the door
- Ahead of the door is an oak staircase leading to Master bedroom, bedroom 2 and 3 with 13 steps all 20 cm high. Handrail is a maximum of 120 cm high with spindles, with three turns.
- Recess under wooden staircase is a maximum height of 140 cm decreasing to 120 cm
- Lighting is 1 ceiling light and 5 spot lights. Ceiling smoke alarm. Emergency light at the bottom the stairs.
- Open sandstone fire place through to sun room with oak beams above on both sides with wood burning stove.

- There is a 3-seater sofa and 1-foot stool, TV and DVD player on a sideboard, bookcase, chest of drawers and 2 chairs.
- Light switches to the right of the sun room entrance
- Entrance from the lounge to the sun room is 92 cm wide
- Room dimensions are 490cm x 370cm



Staircase from lounge



Woodburning stove between the lounge and sun room

Sun Room

- Flooring is light coloured wood
- Lighting is 1 ceiling chandeliers, and two table lamps.
- Open fire place through to the lounge with wood burning stove.
- There is a five-seater corner sofa and 1 footstool, 1 arm chair and two small tables.
- Double doors opening outwards to the patio area outside. The doors are 137 cm wide, the handle is 100 cm and the key hole is 90 cm from the ground.
- Room dimensions are 390cm x 370cm



Sunroom doors opening out to the patio area

Kitchen

- Entrance from outside is 135 cm wide, double glass doors. The handle is 106 cm high and the keyhole lock is 96 cm high.
- Doorway from lounge is 69cm wide
- Flooring is light coloured tile marble effect
- Lighting is LED ceiling lights and 2 ceiling chandeliers

- There is a 2 oven AGA, 60cm wide electric oven and 4 ring gas hobs over electric oven
- Fridge/Freezer is 120cm wide
- Light coloured oak cupboards with black granite worktops.
- Worktop height is 90 cm with the sink and microwave at worktop height.
- Kitchen Island (96 x 310 cm) has at least 80 cm clearance around it.
- Front opening dishwasher which is 60 cm wide
- Washing machine and tumble dryer are each 60 cm wide.
- There are also various wall cupboards and shelves.
- The kitchen table is 85cm high from floor and 130 cm wide by 240 cm long. There are 12 wooden chairs without arms around this table, seat height is 46 cm from the floor.
- There is a ceiling heat detector, fire point alarm and a carbon monoxide detector on the wall.
- The fire extinguisher and fire blanket are wall mounted to the left of the door to the outside.
- The room is approx. 360cm x 750cm

Downstairs Toilet

- Lightswitch to the right of the door 120 cm high.
- Light coloured flooring and 1 ceiling light.
- Door hinged on the left, door handle 95 cm high.
- Toilet seat is 44 cm high. Clearance to the right is 29m and open to the room to the left.
- Sink is 87 cm high. Mirror above sink. Towel rail.

Leading from the kitchen there is a 2 cm ramp up, through a doorway that is 80 cm wide, into a corridor, there is house-keepers storeroom on the right, a light switch on the right-hand wall and a window on the left that opens outwards. The window handle is 91 cm from the floor. Straight ahead through another entrance that is 74 cm wide it leads into the dining room.



Corridor between the kitchen and dining room

Dining Room

- Lighting is 2 ceiling chandeliers with LED ceiling lights. Switches and dimmer are on left hand wall as you enter. Table lamp to right of chimney on dresser that is 46 cm deep, 122 cm wide, 71 cm high with mirror above.
- Glass door leads out to paved path over step that is 9cm high. Handle is 110 cm high and lock is 100 cm high. Width of doorway is 88cm wide. Coir matting inside doorway.
- 1 window on same wall as glass door open outwards with 2 handles that are 91 cm high. Fire extinguisher below.
- 1 window opposite glass door. Sill is 110 cm high, 41 cm deep. Windows open outwards with 2 handles each.
- Flooring is wooden floorboards.
- Fireplace with woodboring stove and hearth that is 10cm high, 137 cm wide and 31cm deep. Oak lintel in sandstone chimney breast.
- Dining table is 81 cm high, 146 cm wide and 227 cm long. There are 12 chairs with leather seats and backs without arms. Seats are 50cm high from floor.
- Extension to dining table 81 cm high, 146 cm x 75 cm
- The room size is approx. 620cm x 420cm

The Derwent Room (Ground floor)

- Leading through corridor that is 77 cm wide, there is a ground floor bedroom. Doorway is 77 cm wide and door opens into bedroom. Handle is 102cm high.
- Light with on right hand wall. Lighting is 2 ceiling lights and 2 bedside table lamps.
- Stable door to paved path over step that is 9cm high. Opening is 78 cm. Handle is 117cm high and lock is 110 cm high. Coir matting inside door.
- Chair in front of door. Seat is 48 cm from floor.
- 2 bedside tables are 30 cm deep, 86cm wide and 82 cm high.
- 2 3ft zip and link beds. Mattresses are 65 cm from floor. As singles, clearance from bed to wall is 63 cm on both sides and central gap is 80 cm.
- 2 built in cupboards with handles 100 cm high.
- Window is 107 cm from floor and sill is 49 cm deep.
- Room measures 442 cm by 334 cm.



Door from Derwent bedroom leading to the courtyard garden

Ensuite bathroom

- Doorway is 72 cm wide and handle is 100 cm high.
- Shower has glass sliding door. Step up is 25 cm high. Entrance is 34 cm wide. Controls are 110 cm high. Adjustable shower head.
- Toilet seat is 50 cm high. Clearance to wall is 10cm to left and 14 cm to right.
- Basin is 16 cm deep, 41 cm wall to front and 54 cm wide. Mirror and light above basin.
- Flooring is tiled laminate and lighting is LED.
- Heated towel rail/radiator.

Staircase and landing leading to The Thirlmere and Haweswater rooms

- Carpeted straight staircase with 12 steps, each step is maximum 21 cm high
- Light switch is to the left of the stairs and 112 cm high
- Landing is between 76 cm wide and 112 cm wide with Velux roof light and locked housekeeping cupboards
- Freestanding foam fire extinguisher

The Thirlmere Room

- Access via the staircase leading up from the dining room to the left
- Doorway is 76cm wide and handle is 100 cm high
- Light switch to the left-hand side is 110 cm high. Two chandeliers, and two bedside lamps.
- 5' Four Poster bed. Mattress is 65 cm from floor. Clearance from bed to wall is 110 cm on the right-hand side and 160 cm to the left-hand side.
- Bedside chest of draws 47 cm deep, 102 cm wide, 89 cm high with mirror and bedside lamp.
- Bedside table 40 cm deep, 60 cm wide, 75 cm high
- Two dressing chairs 48 cm high, with padded seat.
- Window opening outwards is 83 cm from floor and sill is 33 cm deep.
- Locked window/door looking out onto the courtyard garden.
- 3 Velux roof lights

- Chaise longue 160cm, 40cm high, 60cm deep
- Wardrobe with draws below, 55 cm deep, 120 cm wide 188 cm high
- Flooring is light coloured wood.
- Room measures 397 cm by 460 cm

Ensuite

- Light to ensuite to the right-hand side of the door 110 cm high
- Doorway is 76 cm wide and handle is 100 cm high passage, way is a minimum of 63 cm wide
- Toilet seat is 48 cm high. Clearance to right is 35 cm, open to the room on the right.
- Shower is 155 cm wide, the door opens outwards and the opening is 65 cm the handle is 80 cm high, the step up is 20 cm high. Controls are 125 cm high, fixed shower head.
- Basin is 15 cm deep, 41 cm wall to front and 63 cm wide. Mirror and light above basin.
- Flooring is tiled laminate and lighting is LED.
- Heated towel rail.
- Window opening outwards is 63 cm from floor and sill is 46 cm deep.

The Haweswater Room

- Access via the staircase leading up from the dining room to the right
- Doorway is 76cm wide and handle is 100 cm high
- Light switch to the righthand side is 110 cm high. Chandelier, LED lights and two bedside lamps.
- 5' Double bed. Mattress is 58 cm from floor. Clearance from bed to wall is 177 cm on the right-hand side and 110 cm to the right-hand side.
- Two bedside tables, 54 cm deep, 54 cm wide 72 cm high.
- Window opening outward is 52 cm from floor and sill is 36 cm high.
- Single built in cupboard 61 cm wide handle 100 cm high.
- Flooring is light coloured wood.
- Free standing bath 48 cm deep, 67 cm wide, 165 cm long with floor standing taps and shower head.

- Enclosed shower, 76 cm deep, 115 cm wide. Central door opening outwards 66 cm wide, door handle 86 cm. Fixed shower head with taps 132 cm high.
- Two sinks with fitted units below, 13 cm deep, 46 cm wide, 47 cm wall to front with mirror and light above.
- Heated towel rail.
- Private toilet accessed via door 68 cm wide, handle 100 cm high
- Light switch to the left, 110 cm high.
- Toilet seat is 48 cm high. Clearance to wall is 26 cm to left and 16 cm to right.
- Radiator.
- Flooring in the bathroom and toilet area is tiled laminate and lighting is LED.
- Room measures 435 cm by 575 cm



The Haweswater bedroom with open plan ensuite

Staircase and landing from the Lounge leading to The Esthwaite, Ennerdale and Bassenthwaite bedrooms

- Oak staircase leading to the Esthwaite, Ennerdale and Bassenthwaite bedrooms. 13 steps all 20 cm high with three turns. Handrail is a maximum of 120 cm high with spindles.
- 71 cm wide, with window opening outwards, window sill 105 cm high.
- Two smoke detector, emergency lighting and free-standing foam fire extinguisher.



Landing above the lounge leading to the Esthwaite, Ennerdale and Bassenthwaite bedrooms

The Esthwaite Room

- Access via the staircase leading up from the lounge, 19 cm step to the left of landing then down three steps which are 15 cm each.
- Doorway is 69 cm wide and handle is 100 cm high
- Light switch to the righthand side is 112 cm high. Two Chandeliers and two bedside lamps.
- 2 3ft zip and link beds. Mattresses are 57 cm from floor. As a double, clearance from bed to wall is 97 cm on the left-hand side and 120 cm to the righthand side.
- Two bedside tables 45 cm deep, 45 cm wide and 67 cm high.
- Fixed shelf, 63 cm high by 142 cm wide, 27 cm deep.
- Dressing chair 43 cm high, with padded seat.
- One window opening outwards, window ledge 83 cm high.
- Two Double built in cupboards (one housekeeping) with handle 100 cm high, 122 cm wide, floor to ceiling height

- Room measures 270 cm by 403 cm



Steps down to The Esthwaite Room

Ensuite Bathroom

- Doorway is 67 cm wide and handle is 100 cm high.
- Light switch is to the left and is 120 cm high.
- Shower has glass door opening outwards. Step up is 20 cm high. Entrance is 51 cm wide. Controls are 120 cm high. Fixed, shower head.
- Toilet seat is 44 cm high. Clearance to wall 24 cm to the left and open to the room to the right.
- Basin is 14 cm deep, 50 cm wall to front and 60 cm wide. Mirror and light above basin.
- Flooring is tiled laminate and lighting is LED.
- Heated towel rail/radiator.
- Window opening outwards, window ledge 74 cm high

The Ennerdale Room

- Access via the staircase leading up from the lounge, 19 cm step to the left of landing.
- Doorway is 76 cm wide and handle is 90 cm high

- Light switch to the righthand side is 110 cm high. Chandelier and two bedside lamps.
- 5' double bed. Mattress are 59 cm from floor. Minimum clearance from bed to built-in wardrobe wall is 77 cm on the left-hand side and 64 cm to the right-hand side.
- Two bedside tables 45 cm deep, 45 cm wide and 67 cm high.
- One sash opening window, window ledge 73 cm high.
- Double built in cupboards with handle 100 cm high, 122 cm wide, floor to ceiling height
- Room measures 358 cm from doorway - 292 cm from cupboards by 277 cm

Ensuite Bathroom

- Doorway is 69 cm wide and handle is 100 cm high.
- Light switch is to the right and is 112 cm high.
- Down three steps measuring 15 cm each
- Bath with shower hose fixed to taps, inside measurements of the bath 148 cm length by 58 cm wide with moveable glass shower screen.
- Toilet seat is 44 cm high. Clearance to wall is 16 cm to right and open 18 cm to the left.
- Basin is 12 cm deep, 39 cm wall to front and 80 cm wide. Mirror and light above basin.
- Flooring is tiled laminate and lighting is LED.
- Heated towel rail to the right of the door.
- Window opening outwards, window ledge 77 cm high

The Bassenthwaite Bedroom

- Access via the staircase leading up from the lounge, 20cm step to the right of landing.
- Doorway is 64cm wide and handle is 88 cm high
- Light switch to the righthand side is 110 cm high. Chandelier and two bedside lamps.

- 2 3ft zip and link beds. Mattresses are 58 cm from floor. As a double, clearance from bed to wall is 110 cm on the left-hand side and 160 cm to the right-hand side.
- Chest of drawers is 55 cm deep, 105 cm wide and 90 cm high with mirror on top.
- Bedside table is 45 cm deep, 41 cm wide 77 cm high.
- Dressing table is 28 cm deep, 100 cm wide, 81 cm high with wall mirror.
- Dressing chair 46 cm high, with padded seat.
- Two sash opening windows, window ledge 73 cm high.
- Single built in cupboards with handle 100 cm high, 46 cm wide.
- Room measures 307 cm by 453 cm

Ensuite Bathroom

- Doorway is 74 cm wide and handle is 100 cm high.
- Shower has glass sliding door. Step up is 10 cm high. Entrance is 36 cm wide. Controls are 128 cm high. Adjustable shower head.
- Toilet seat is 45 cm high. Clearance to wall is 19 cm to left and open to the room to right.
- Basin is 16 cm deep, 50 cm wall to front and 61 cm wide. Mirror and light above basin.
- Flooring is tiled laminate and lighting is LED.
- Heated towel rail/radiator.
- Window opening outwards, window ledge 77 cm high

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 ground source 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 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 rear of the main parking area.

Contact Information

Address: Todd Hills Hall Farm, Melmerby, Penrith, Cumbria, CA10 0DF

Telephone: 01768 889251

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 (Carlisle to Settle) 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.