

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 Cazenovia Hall, Blencowe Hall, Blencowe, Penrith

Introduction

Our property is a renovated Grade II listed cottage located within the grounds of the Grade I listed Blencowe Hall Estate near the small village of Blencowe, which is situated on the edge of the Lake District, about 7 miles from Lake Ullswater. The cottage is situated at the top of a gravelled driveway.

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

We look forward to welcoming you to Cazenovia 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 Cazenovia 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 in Penrith, approximately 6 miles away.
- The nearest train station is in Penrith (West coast rail line) which is 6 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 car parking area with enough room for 4 cars.
- The car parking is gravelled and level. The gravelled path leads to sandstone steps. There are 6 steps down (<17 cm each in height). The steps are at least 1.1 metres wide. The steps lead down to a paved pathway which leads to the main entrance to the property. (see below image)
- Parking is approximately 20 metres away from the main 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, porch and Utility room

- The main entrance to the property is flat and has no step. (see below image)
- The outside light beside the entrance door comes on automatically or there is a switch inside the entrance porch.
- Front door is 80 cm wide, hinged on the left and the keyhole lock is 93 cm high.
- The flooring is light coloured tile effect linoleum. Lighting is by wall lights.
- Coat stand to the right of the entrance area.
- Doorway on the left into Utility room is 68 cm wide and hinged on the right.
- Flooring is light coloured tile effect linoleum and lighting is by adjustable ceiling spot lights.
- Utility room has a separate washer and dryer (each 60 cm in width).
- The worktop height is 93 cm, with the sink being at worktop height and there is a cupboard under the sink.
- The Fire and Evacuation Plan is on the wall next to a door to a locked store cupboard.



Open plan kitchen, dining area and stairs

Kitchen

- Flooring is a light coloured tile effect linoleum.
- Lighting is ceiling spots lights, one chandelier and LED lights under wall units.
- Cupboards are light oak effect with a black granite worktop.
- Worktop height is 90 cm.
- Four door Aga and a separate electric oven underneath a 4 ring gas burner hob.
- Front loading dishwasher is 60 cm wide.
- Microwave on the worktop.
- Fridge/Freezer is 90 cm wide.
- Ceiling heat sensor alarm and carbon monoxide alarm on wall in kitchen area.
- There are wall hung cupboards, the handles are 45 cm from the top of the worktop.
- Large Island with work top being 90 cm high and measures 123 x 248 cm and contains an under mounted sink.

- Ceiling smoke alarm, carbon monoxide alarm on wall, fire blanket and fire extinguisher by front entrance double doors.
- Double doors lead to front lawned area and gravel path. Opening is 1.6 metres when both doors are open. Two steps down to gravel path (17 & 26 cm in height). (see below image)



Dining area

- Flooring is oak floor boards.
- Lighting is two ceiling chandeliers. Ceiling smoke alarm.
- Dining table and 8 chairs. The dining table measures 76 cm floor to lowest point of table, 256 cm long and 134 cm wide. There is a pool table underneath the dining table top.
- Wooden dining chairs have leather seats without arms, seat height is 47cm from the floor.
- Breakfast bar against wall with 4 high stools. Payphone landline on breakfast bar.
- There is also a chair, a three seater sofa and a large sideboard.
- Oak steps lead up to the first floor. There are 13 steps (19 cm in height) which are 80 cm wide. There is a hand rail on the left and a bookcase to the right.
- Opening into the lounge area is 146 cm wide and one step up which is 19 cm in height. (see below image)



Lounge

- Flooring is oak floor boards.
- There is one 3 seater sofa and 5 armchairs which are all moveable. There is also a chest of drawers, a desk and a table.
- Digital TV and DVD player. Stereo system and docking station.
- Open wood burning fireplace.
- Lighting is by 4 wall lights.
- Ceiling smoke alarm and fire extinguisher by outside door.
- Doors to outside paved terrace and lawned garden are 113 cm wide and there is one step down which is 12 cm high. See below image.



The Madison Room (Ground Floor)

- Door width is 80 cm wide and hinged on the left.
- Flooring is oak floor boards.
- Lighting is by two ceiling lights.
- Bed is 6 ft. wide and the height is 60 cm from floor to top of mattress.
- Clearance at end of bed is 1.2 metres to fitted wardrobes.
- One bedside table is 78 cm high and contains a lamp.
- Oak side table and chair with 1 lamp and a wall mirror over.
- Largest free space clear of doors and furniture is 2.9 x 1.2 metres.
- Glazed door to the front with gravelled area and lawn is 75 cm wide and hinged on the left. There is an internal oak step down to the door < 9 cm high and two external steps down from the door (6 and 8 cm each) to the outside area.

En suite bathroom

- Door width is 74 cm and hinged on the left.
- Flooring is light coloured tile effect linoleum.
- Lighting is LED ceiling lights.
- Toilet seat height is 45 cm and the space around the toilet is 29 cm to the left and 35 cm to the right.
- Sink height is 82 cm. It has separate taps.
- The recessed shower door is 62 cm wide and hinged to the left. The step up into the shower is 27 cm high.

- The shower has an adjustable head and the controls are 85 cm high.
- There is a large heated towel rail fixed to the wall.

The Linklean Room (Ground Floor)

- Door width is 80 cm and hinged on the right.
- Flooring is oak floor boards.
- There are 3 oak steps down into the room from the door <18 cm high each. (See below image)



- Lighting is two ceiling lights and LED spot lights.
- 6 ft. zip and link bed, height is 64 cm from floor to top of mattress.
- Clearance at end of bed to wall is 140 cm.
- Two bedside tables are 62 cm high with lamps on each.
- Largest free space clear of doors and furniture is 3.5m x 1.7m.
- There is a free standing wardrobe, a chest of drawers and a softly upholstered 2 seater sofa.
- The glazed door to the rear gravelled path and lawn is 74 cm wide and hinged on the right. There are two steps down from the door (<20 cm each) to the outside area.

En suite bathroom

- Door width is 66 cm and hinged on the right.
- Lighting is LED ceiling lights.

- Toilet seat height is 45 cm and the space around the toilet is 25 cm to the left and 20 cm to the right.
- Sink height is 80 cm.
- The shower is over the main bath with a glass screen.
- Height of the shower control unit is 78 cm from the bottom of the bath. The shower head is moveable.
- Bath internal measurements are approximately 53cm high, 55 cm wide and 150 cm long with taps and shower mixer tap.

First Floor

Landing

- The galleried oak landing overlooking the dining kitchen leads to both first floor bedrooms. Oak floor boards and hand rails.
- One low seated armchair.

The Chittenango Room

- Door width is 73 cm wide and hinged on the left.
- Flooring is oak floor boards.
- Lighting is one ceiling chandelier.
- Two wooden framed single 3ft beds. Mattresses are 60 cm high from the floor.
- A bedside table is next to each bed, one to the left and one to the right, with a lamp on each.
- A window looks over the fields towards the Pennines. Sill is 86 cm high. A skylight is also in the roof.
- There is a small upholstered side chair.
- Fitted wardrobe has hanging space and fixed shelving.
- The largest free space clear of doors and furniture is 220cm x 170cm.

En suite bathroom

- Door width is 66 cm and hinged on the left. The handle and internal lock are 90 cm and 108 cm high.
- Flooring is a light coloured tile effect linolium.
- Lighting is LED ceiling spot lights.

- Toilet seat height 45 cm and the space around the toilet is 36 cm to the left and 20 cm to the right with a heated towel rail on the wall.
- There is an oak storage shelf above the toilet cistern.
- The pedestal basin is 84 cm high with separate taps and a mirror above.
- The recessed shower measures 98cm x 81 cm and has a glass sliding door with a 35.5cm opening.
- The showerhead is fixed and the controls are 86 cm high.
- The step up into the shower is 24 cm.

The Lorenzo Room

- There are three oak steps down to this room on the landing 90cm wide, <20cm high.
- Door width is 73 cm wide and hinged on the right.
- Flooring is oak floor boards.
- Lighting is one ceiling chandelier.
- Wooden framed bed is 5 ft wide and the height is 62 cm from floor to top of mattress.
- Clearance at end of bed is 1.2 metres to wall.
- Two bedside cabinets are 75 and 77 cm in height and contain lamps on each.
- Largest free space clear of doors and furniture is 3.6 x 2.48 metres.
- There is also a free standing fitted wardrobe, chest of drawers, two armchairs and a wall mirror.
- The floor level window is 78 cm wide, hinged to both sides, and 108 cm high. There is metal safety railing 1 meter high outside the window.

En suite bathroom

- Door width is 74 cm and hinged on the right.
- Lighting is LED ceiling spots.
- Toilet seat height 44 cm and the space around the toilet is 54 cm to the left and 44 cm to the right.
- Sink height is 89 cm.
- Fitted bath is 53cm high, 52 cm wide and 150 cm long (internal measurements). Taps and shower head mixer.

- Step into the shower cubicle is 26 cm high with the width of the shower door opening being 60 cm.
- Height of the shower control unit is 90 cm from the floor of the shower tray. The shower head is fixed.

Outside Area and Facilities

- There is a Weber BBQ located in the rear paved outside area and charcoal is stored in the utility room.
- There is a large lawned area leading from the paved area and driveway and path.
- There is one garden table measuring 90 x 240 cm and 75 cm in height with 8 chairs (all have arms) (these are stored away during winter).

Additional Information

- Heating is by air source heat pumps.
- The Guest Information file is stored in the lounge area.
- Internet broadband is provided, the wireless access code is inside the Guest Info. folder.
- All the en suite bathrooms have light coloured tile effect linoleum flooring, heated towel radiators and doors which can be locked inside and outside.
- Mobile phone reception is limited inside the cottage and much improved outside. There is a landline phone in the dining area.
- **All bedrooms have feather pillows and duvets with Egyptian cotton bed linen. Poly cotton pillows can be provided upon request.**
- 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 rear of the car parking area for Blencowe Hall.

Contact Information

Address : Cazenovia Hall, Blencowe Hall, Blencowe, Penrith, CA11 0DF

Telephone : 01768 480614

Email : info@therowleystates.com

Website : www.therowleystates.com

Grid Reference : NY 45017 32606

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

Local Public Transport : Penrith Train 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.