

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 Wythburn Cottage, 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/wythburn-cottage/>

We look forward to welcoming you to Wythburn Cottage. If you have any queries or require any assistance please phone 07968 258234 or email [christine@therowleystates.com](mailto:christine@therowleystates.com).

### **Pre-Arrival**

- There is full information about Wythburn Cottage 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](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)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](mailto: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. There is a low picket gate (opens on the left) and then there is 1 step down (10 cm) onto the paved path and then another 7 steps down (all < 17 cm) to the rear paved patio area. . The steps are at least 1 metre wide.



- Parking is approximately 27 metres away from the main rear 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.



- 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 right and the keyhole lock is 93 cm high.
- The flooring is light coloured tile effect linoleum lighting is by wall lights.
- Door into Utility room is 78 cm wide and hinged on the left.
- 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 90 cm, with the sink being at worktop height and there is a cupboard under the sink.
- There is a fire extinguisher in the utility and also a door to a locked store cupboard.

### **Entrance Hall**

- Door from entrance porch into entrance hall is 76 cm wide and hinged on the right.
- Flooring is oak floor boards and lighting is LED ceiling spot lights.
- One sideboard on the left handside wall and 2 chairs within the entrance hall.
- There is a ceiling smoke alarm, a fire extinguisher and the Fire Evacuation plan is located on the wall.

### **Helvellyn Bedroom (Ground Floor)**

- Door width is 80 cm wide and hinged on the right.
- Flooring is oak floor boards.
- Lighting is one ceiling light.
- Bed is 6 ft. wide (zip and link converts to two singles) and the height is 60 cm from floor to top of mattress.
- Clearance at end of bed is 1.4 metres to fitted wardrobes.
- Two bedside cabinets are 78 cm high and contain lamps on each.
- Largest free space clear of doors and furniture is 3.2 x 1.4 metres.
- Stable door to the front gravelled path and lawn is 75 cm wide and hinged on the left. There are two steps down from the door (23 and 17 cm each) to the outside area.



### **En suite bathroom**

- Door width is 78 cm and hinged on the right.
- 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 34 cm to the left and 50 cm to the right.
- Sink height is 88 cm.
- Fitted bath internal measurements are approximately 54cm high, 55 cm wide and 150 cm long. Taps and shower head mixer. Glass bath panel, opens outwards for a wider opening into bath which is approximately 1 metre wide.



### **Skiddaw Room (Ground Floor)**

- Door width is 70 cm and hinged on the right.
- Flooring is oak floor boards.
- Lighting is one ceiling light and LED ceiling lights.

- 5 ft. bed, height is 50 cm from floor to top of mattress.
- Clearance at end of bed to drawers 1.3 metres.
- Two bedside tables are 62 cm high with lamps on each.
- Largest free space clear of doors and furniture is 1.3 x 1.8 metres.
- There are fitted wardrobes, a chair and drawers.
- Stable door to the front gravelled path and lawn is 74 cm wide and hinged on the right. There are two steps down from the door (20cm each) to the outside area.



### **En suite bathroom**

- Door width is 70 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 25 cm to the right.
- Sink height is 80 cm.
- Step into the shower cubicle is 26 cm high with the width of the shower door opening being 58 cm.
- Height of the shower control unit is 92 cm from the floor of the shower tray. The shower head is moveable.
- Fitted bath internal measurements are approximately 53cm high, 55 cm wide and 150 cm long. Taps and shower head mixer.



## **Open plan dining area, kitchen and stairs**

### **Dining area**

- Door from entrance hall into dining area is 70 cm wide, hinged on the right.
- Flooring is oak floor boards.
- Lighting is two ceiling chandeliers.
- Dining table (which has a pool table underneath) and 6 chairs. The dining table measures 77 cm floor to lowest point of table, 194 cm long and 107 cm wide.
- Wooden dining chairs have upholstered seats and no arms.
- There is also one arm chair, a three seater sofa and a small table.
- Oak steps lead up to the lounge area on the first floor. There are 13 steps (each 19 cm in height) which are 82 cm wide. There are hand rails on both sides of the steps.



- There is a fire extinguisher and a fire blanket on the wall between the doors to the front outside area and the kitchen area.
- The double doors leading to the outside paved terrace and lawn are 130 cm wide. There are two steps down to the paved area which are 18cm and 12 cm in height.



### Kitchen

- Flooring is a light coloured tile effect linoleum.
- Lighting is ceiling spots lights and LED lights under wall units.
- Cupboards are light oak effect with a black granite worktop.
- Worktop height is 90 cm.
- Oven is a Gas, Range 2 oven, with a 5 burner hob.
- Sink is at work top height with cupboard underneath.

- Front loading dishwasher is 60 cm wide.
- Microwave on the worktop.
- Fridge/Freezer is 90 cm wide.
- Wall cupboards are 60cm from worktop to door handles.
- 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.
- Breakfast bar is 90 cm high with four high stools.

## **First Floor**

### **Lounge**

- Opening into the living room from the stairs is 87 cm.
- Flooring is oak floor boards.
- There are two 3 seater sofas, which are both moveable. There are also two tables and a book cabinet.
- The coffee table is 50 cm in height and 118 x 72 cm in length and depth respectively.
- Digital TV and DVD player. Telephone and Stereo system.
- Gas cast iron fireplace.
- Lighting is one ceiling chandelier.
- Fire extinguisher, ceiling smoke alarm and wall carbon monoxide alarm.

### **The Blencathra Room**

- Door width is 77 cm wide and hinged on the left.
- Flooring is oak floor boards.
- Lighting is one ceiling chandelier.
- Four poster bed is 5 ft wide and the height is 62 cm from floor to top of mattress.
- Clearance at end of bed is 1.4 metres to wall.



- Two bedside cabinets are 67 and 70 cm in height and contain lamps on each.
- Largest free space clear of doors and furniture is 3.6 x 1.4 metres.
- There is also a fitted wardrobe, chest of drawers, dressing table and chair and a two seater sofa.
- Balcony door (to view outside) is 75 cm wide and hinged on the left. The balcony opening has a wire railing which is 1 metre high.

### **En suite bathroom**

- Door width is 72 cm and hinged on the left.
- Lighting is LED ceiling spot lights and two wall lights.
- Toilet seat height 44 cm and the space around the toilet is 30 cm to the left and 20 cm to the right.
- Sink height is 82 cm.
- Fitted bath is 53cm high, 55 cm wide and 150 cm long (internal measurements). Taps and shower head mixer.
- Step into the shower cubicle is 24 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 above the rear paved terrace and also lawns leading from the front of the property.
- There is one garden table measuring 180 x 120 cm and 74 cm in height with 6 chairs (1 with arms) (these are stored away during winter).

### **Additional Information**

- Heating is by woodchip biomass central heating.
- The Guest Information file is stored in the dining 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 reasonable inside the cottage and much improved outside. There is a landline phone in the living room.
- **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 : Wythburn Cottage, Blencowe Hall, Blencowe, Penrith, CA11 0DF

Telephone : 01768 800214

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

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