

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 Larch Retreat, Blencowe Hall, Blencowe, Penrith

Introduction

The Shepherds hut is architect-designed to enhance space and comfort and is located in woodland within to 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.

We look forward to welcoming you to Larch Retreat. If you have any queries or require any assistance please phone 07968 258234 or email christine@therowleyestates.com.

Pre-Arrival

- There is full information about Larch Retreat on the website at <http://www.therowleyestates.com>
- You can find our location and address at <http://www.therowleyestates.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@therowleyestates.com.
- Bookings and enquiries can be made via email at info@therowleyestates.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@therowleyestates.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 shepherds huts 'Oak' and 'Larch' are located in the small wood behind the cottages at Blencowe Hall which is addressed:

Blencowe Hall
Penrith
Cumbria
CA11 0DF

As you turn into the gravelled entrance drive, turn immediately to the left fork signposted Cazenovia Hall, Riverain & Wythburn Cottage next to the sandstone wall by the lane in front of Blencowe Hall. Follow the lane for a hundred yards or so and you will see a gateway on your left. Take this left turn and take the next turn to drive into the wood, Larch Retreat is immediately in front of you. OR Take this left turn and then take the second left turn to drive into the wood. Oak Retreat is immediately in front of you.

The what3words address for Larch Retreat is;
[///glassware.career.perfectly](https://www.what3words.com/?w3w=///glassware.career.perfectly)

- 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.

Larch Retreat Shepherds Hut



Access to Larch Retreat is via a gated access track and parking is provided directly beside the hut.

- There are four steps up to the entrance to the hut with each step being approximately 22 cm high.
- There are double opening doors (outwards) with an entrance 1.3 metres wide. The door handles are 98 cm high from the top step.
- Light switches are to the right of the door. Open plan kitchen, living and bedroom area has oak flooring. There is a foam fire extinguisher and fire blanket on the wall next to the wood fired stove. The bed has a mattress height of 78 cm. The beds lifts up to attach to the wall and underneath is a folded table which can be heightened to provide a dining table with benches on both sides.



- The kitchen area contains a gas hob and under counter oven and a small built in under counter fridge. The work top height is 91 cm.



- The hut has ceiling spot light and 2 side lights.
- The door to the bathroom is hinged on the right and the handle height is 1 m high. The width of the door opening is 55 cm wide. The toilet seat height is 44 cm with 20 cm space from each side to the wall. The sink height is 87 cm. The door opening into the shower is 43 cm wide with

the step into the shower being 6 cm high. The shower has a moveable shower head and the shower controls are 118cm in height.



Outside Area and Facilities

- The outside area has table and chairs, fire pit and a BBQ.



Additional Information

- Heating is by mains electric from a wood chip biomass system and a wood burning stove.
- The Guest Information file is stored in the lounge area.
- Mobile phone reception is generally good.
- 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.
- **The beds 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 : Larch Retreat, Blencowe Hall, Blencowe, Penrith, CA11 0DF

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.

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