

Access statement for Dancing Gate self catering holiday house

Introduction

Our self catering house is two storeys, situated to the side of a farm yard, with a large garden and patio area. We have tried to provide as much information as possible in this statement but if you have any queries please do not hesitate to call. We look forward to welcoming you.

Pre-Arrival

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Pre-Arrival

*We have a basic website showing the facilities available, photographs and pricing and availability.

*We have a colour brochure available.

*Bookings/ enquiries can be made via e-mail or telephone.

*There is a bus stop 250m along the road from our main entrance.

*The nearest train station is Penrith, 20 miles away; there are accessible taxis at the station and regular bus services to Keswick and then on to Dancing Gate – the X4, 555, Caldbeck Rambler and the Osprey bus all go past the main entrance.

*The nearest RADAR toilet is in Keswick in the Central car park, approximately 3 miles from the house.

Arrival and car parking facilities

*There is a car park opposite the house with ample space for at least 3 cars.

*The car park is reasonably level, flat and even.

*The house is reached from the car park across the driveway, through a garden gate 1.15 metre wide and 1.05m high. The path to the house is paved and drops evenly to the door. The gate has a bolt on the inside 75cm high. From the outside you have to reach over the gate to undo the bolt.

*Parking is 25m away from the house entrance.

Main Entrance

*The front door entrance has one step, 12cm high and the door is hinged on the right hand side. The keyhole is 85cm high, the handle is a knob and is 80cm high.

*The French doors entrance step is approximately 15cm high and the doors open inwards.

*The front door is 100cm wide. The French doors are 1.3m wide.

*Inside the front entrance there is a corridor 115cm wide which leads to the staircase, with doors off into the lounge and kitchen /dining room.

*The staircase is 2 flights with a half-landing in between. The stairs are 17cm high, 26cm deep, 96cm wide. They have a hand rail on one side and support from the dado rail on the other, both between 85 and 90cm high.

*The decor contrasts with the skirting and doors (pale decor, darker skirting/doors).

*Smoke alarms are fitted on the upstairs landing, rear drying room and in the kitchen there is a heat alarm. There is an emergency light at the top of the stairs.

Dining room, leading to kitchen

*Door width 78cm

*Entrance also possible from outside via French doors.

*Dining room is open plan with kitchen.

*Oblong table (moveable side to side) – legs on each corner inset from each end by 28cm, 72cm floor to lowest point (underspace), 2.22m long, 1m wide and 75cm high.

*Free space between table and wall is at least 50cm all round.

*Chairs are moveable, 8 chairs, padded seats, no arms.

*CD player with i-pod docking station provided.

*Free space of 1.7m x 0.9m clear of doors and furniture.

*Flooring is laminate in dining area, vinyl in kitchen

*Kitchen is open plan from dining room via archway 1.6m wide.

*Worktop height is 94cm

- *Oven/grill is drop down, height of lowest shelf is 44cm, can be accessed from the side.
- *Sink is 94cm high with cupboard underneath.
- *Hob is 94cm high and is ceramic.
- *Breakfast bar is 93cm high, 85cm wide from wall and 168cm long, with 4 stools, 75cm high, with no arms.
- *At least 1.6m x 3m of free space between all furniture and worktops.
- *The kitchen is evenly lit with two sets of spotlights above work surfaces and breakfast bar.
- *Fridge/freezer available, highest shelf in fridge is 175cm high, door handle of fridge 125cm high.
- *Washing machine is standard size, built in, front loading.
- *Dishwasher full size, built in, drop down door, lowest shelf height is 45cm.

Lounge

- *Door width 78cm
- *Flooring short pile carpet.
- *One three- seater sofa, two two-seater sofas (both would seat small child with two adults easily)(all have arms) and two suede bean bags are provided.
- *Digital TV plus DVD player provided, both with remote control.

Rear Drying Room

- *Oil-fired boiler situated in this room.
- *Door width 83cm.
- *Coat rack on wall 173cm high
- *Folding airer for drying clothes
- *Back door, 83cm wide, but to be used as a Fire Exit only. Steps (2) outside are 15cm and 19cm high.

Bedrooms

*There are 4 bedrooms.

*All bedroom doors are 85cm wide

***Bedroom 1** is en-suite..... double bed provided 4'6" wide and 6'6" long, bed height floor to top of mattress 65cm; largest transfer space available to left or right of bed is 1.95m; largest free space clear of doors and furniture is 1.2m by 1.1m.

***Bedroom 2** - single bed provided 3' wide and 6'6" long, bed height floor to top of mattress is 65cm; bed has extra pull-out mattress, 2'6" wide and 6' long for use as an extra guest bed, can be used on floor, height to top of mattress 30cm or on lock in legs, height floor to top of mattress 65cm; largest transfer space available to left or right of bed is 1.1m. Free space clear of doors or furniture 1.3m x 1.1m.

***Bedroom 3** - double bed provided 4'6", 6'6" long, bed height floor to top of mattress is 63cm; largest transfer space available to left or right of bed is 2.1m; largest free space clear of doors and furniture is 2.1m by 1.25m.

***Bedroom 4** - Twin beds, 2 single beds, both 3' wide and 6'6" long, bed height floor to top of mattress is 65cm; largest transfer space to left or right of beds is 80cm. Free space clear of doors or furniture is 1.3m x 80cm.

*Non-feather duvets and pillows provided.

*Bedding (sheets, duvet covers and pillowcases) is all polycotton.

*All beds moveable to one side or the other if more space is required left or right.

Bathrooms

En-suite

*Door width 74cm.

*Shower 78cm wide by 96cm long with flexible shower hose and sliding door.

*Toilet seat height 43cm.

*Space to right and left of toilet 29cm, shelf to the right 30cm from floor.

*Flooring is laminate.

*Good colour contrast between walls, woodwork and floor.

*Space under washbasin is free, no pipes or vanity unit.

*Heated towel rail, booster control height from floor 40cm, top of rail 1.55m from floor.

Main bathroom

- *Approached through old door/archway 82cm wide, small passage 68cm wide.
- *Actual doorway 75cm wide.
- *Large quadrant shower, door width 52cm, flexible shower hose.
- *Bath height is 56cm, with integral rails on both sides.
- *Free space clear of doors and furniture is 2.72m by 1m.
- *Toilet seat height is 42cm.
- *Space to right of toilet 40cm and to the left 60cm.
- *Flooring is laminate.
- *Good colour contrast between walls, woodwork and floor.
- *Space under washbasin is free.
- *Heated towel rail, booster control height from floor 23cm, top of rail 1.4m from floor.

Grounds and garden

- *Garden has paved area largely in front of the house, the remainder is gravel.
- *There is a picnic bench to seat 8, seat height 48cm, table height 75cm.
- *There is a two-seater bench, seat height 50cm.
- *There is a shed in the car parking area in which you can store bicycles and where you will find a kettle barbecue.

Additional information

- *An information folder is provided printed in Microsoft sans serif font, 12 point.
- *Guide books, walks and maps of the local area are provided, as well as information leaflets and bus timetables.
- *Mobile phone reception is variable inside the house dependent on network, but is good outside in the porch.
- *The house is strictly Non-Smoking.
- *Up to three dogs and all service dogs are welcome.

Contact information

*Property Address: Dancing Gate, Underskiddaw , Keswick, Cumbria, CA12 4PY.

*Booking Address: Cherry Bank, Underskiddaw, Keswick, Cumbria, CA12 4PY

*The owner is Mrs Susan Tyson and we live in the neighbouring property.

*Telephone 01768774971

*Mobile 07759154534

*Email tyson.cherrybank@btinternet.com

*Website www.dancing-gate.co.uk

*Local taxi numbers 01768772676

*Local public transport bus – call Traveline on 08712002233 or www.traveline.info or for train National rail enquiries on 08457484950 or Virgin trains on 08457222333.

Future plans

*The property has just been renovated and at the moment there are no plans to change anything but we would appreciate any constructive comments to help improve the accommodation we offer.