

Access statement for Swaledale Garth self-catering cottage

Introduction

Swaledale Garth is an entirely self-contained cottage and is one of three cottages converted from a bank-barn adjoining the farmhouse with access to the rear of the barn. We have tried to give as much information as possible in this statement, but please contact us if you have any queries, we are happy to help, and look forward to welcoming you.

Pre-Arrival

- * We have a website at www.fornside.co.uk with full details, internal and external views.
- * Bookings & enquiries can be made by phone, email or post
- * The nearest bus stop is one mile away at Bridge End Farm at Thirlmere
- * The nearest train station is at Penrith 17 miles away. There are regular buses that travel from Penrith to Keswick. The no.555 bus will then take you to Bridge End Farm. Taxis will also collect from the station.
- * Tesco.com will deliver to Fornside Farm if you are set up to use their internet service.

Arrival And Car Parking Facilities

- * There is ample parking in the car park adjacent to the cottage – this is shared with visitors to the other 3 cottages
- * The distance from the car park to the entrance to Swaledale Garth is about 15m
- * There are 8 steps from the car park down to the level of the entrance. The steps are 7cm high, 90cm wide and 43cm deep and there is a fixed hand rail. There is an alternative setting down and unloading place with a flat gravel path approx 30m

from the entrance to Swaledale Garth. Vehicles cannot be parked here permanently but short stays (up to half an hour) can easily be accommodated.

Entrance

- * At the front door there is a shallow step 4cm high by 24cm deep. The front door hinges to the right and is 83cm wide.
- * The front door opens into the main lounge/dining/kitchen area

Lounge/Dining Room/Kitchen

- * The main living space is open plan with plastered walls and exposed beams. The total space is about 25 sq m.
- * The lounge area has two large sofas with ample non-feather cushions. The seat height is 42cm.
- * The TV/DVD is 50cm wide and on a moveable cabinet positioned 60cm from the nearest sofa. They are operated by remote control
- * The dining table is 75cm high. There are 6 armless dining chairs.
- * Access around the dining table is 50x80x70x600cm
- * All the furniture is moveable.
- * The kitchen is L-shaped along part of one of the side walls of the area. The kitchen area is 3m long and the floor space in front of the units is 145cm wide.
- * The units are 90cm high.
- * The fridge has a freezer compartment and is built under the worktop
- * The hob is fuelled by LPG and is at base unit height
- * The electric oven is at base unit height and has a pull down oven door
- * There is a microwave on the work surface top

Downstairs Bedroom/Shower Room

- * The downstairs bedroom and shower room is accessed directly out of the main living area
- * The door to the bedroom is 6m from the main entrance to the cottage. The door is 74cm wide.
- * The room contains twin beds and access round the beds are 1. 45x50x110cm and 2. 50x130x150cm
- * Duvets and pillows are non-feather & polycotton
- * The shower room is accessed through an internal lobby. The door from the bedroom to the lobby is 74cm wide and hinges to the right. The door from the lobby to the bathroom is 74cm wide and hinges to the right. The lobby area measures 125x210cm.
- * There is also an external door in the lobby area which gives access to the front of the building. A vehicle can be parked for a short time directly adjacent to this door. The door is 95cm wide and hinges to the right from the internal lobby.
- * There are 2 stone steps from the ground level up to the doorway. Each is 23cm high, 35cm deep and 100cm wide.
- * The shower room contains a shower cubicle, w.c. and washbasin
- * The shower cubicle is to the left immediately on entering the room. The internal dimensions of the shower cubicle are 75x75cm. There is a grab handle rail measuring 30cm long at 95-125cm high. The cubicle is accessed by stepping over a 32cm high plinth
- * The washbasin is next to the shower cubicle on the left hand wall. It is 80cm high and the washbasin area is 110cm wide
- * The toilet is in the right hand corner of the room, facing the door. The toilet seat is 44cm high and the toilet area is 120cm wide.

Access to Upstairs Bedrooms/Bathroom

- * There are 12 internal steps 8m from the front door leading up to the bedrooms and bathroom. The steps are 25cm deep by 19cm high by 82cm wide. They are divided into 2 flights of 6 steps with a 90 degree turn to the right. The half landing between the two flights is 90x85cm. There is a banister rail to the right.
- * At the top of the steps is a landing area measuring 210cm x 210cm

Upstairs Bedrooms

- * There are 2 bedrooms, 1 double, and 1 twin
- * The bedroom doors are each 74cm wide
- * Access round the double bed is 80x50x75cm
- * Access round the twin beds are 1. 0x40x90cm 2.40x30x90cm
- * Duvets and pillows are non-feather & polycotton

Upstairs Bathroom

- * The bathroom has a shower over the bath, wc, and handbasin
- * The bathroom door is 74cm wide and hinges on the left. The bath is along the wall directly opposite the entrance door.
- * The bath is 50cm high and has holding rails inset into the bath sides. There is a fixed shower screen 62cm wide.
- * The toilet is next to the bath on the left hand side of the room. The toilet seat is 42cm high and there is 20cm from the toilet edge to the edge of the bath. The toilet area is 130cm wide
- * The washbasin is next to the bath on the right hand side of the room. The washbasin is 80cm high and the washbasin area is 130cm wide

General

- * Close pile carpets throughout, except kitchen which has vinyl flooring.
- * Information folder is 14 font. Larger font available on request.

- * No mobile phone reception, but there is payphone in the laundry room for use by all our visitors and we will make calls for you in an emergency.

Laundry Room

- * The laundry room is in a purpose built building in the car park area
- * There is one step measuring 18cm high, 18cm deep and 90cm wide. The laundry room door is 75cm wide
- * There is a standard front loading washing machine and separate front loading drier. They are both floor mounted
- * Internal access is 230x230cm

Outdoor Facilities

- * Fornside Farm is set back off the road and is accessed by a private track approximately 200m long. Visitors have access to 50 acres of fields and woodland (rough paths and open ground)
- * There is a sitting out area with picnic tables and barbecues (shared with visitors to the other cottages). This is accessed up a short grassy bank from the car park
- * There is also a paddock area with access from the car park up a short grassy bank. The paddock is steep and rocky with rough grass.

Pets & Smoking

- * We do not allow pets and are non-smoking