

## **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](http://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. Regular buses travel from Penrith to Keswick. The no.555 bus runs from Keswick past Bridge End Farm. Taxis will also collect from the station.
- Tesco and Sainsbury's 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 two cottages
- The distance from the car park to the cottage entrance is about 15m
- There are 5 steps from the car park down to the level of the entrance with a handrail to the left as you descend. The steps are 21cm high, 92cm wide and 33cm deep. There are also 11 shallower steps a few metres further along from the car park 17cm high, 120cm wide and 42cm deep also with a handrail to the left as one descends. Alternatively, there is a sloped track adding approximately 30m to the

distance but avoiding these steps. There is an alternative setting down and unloading place with a rough 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 5cm high step and a 3cm threshold. The front door hinges to the right and is 83cm wide.
- The front door opens into the main living/dining/kitchen area

### Living/Dining /Kitchen

- The main living space is open plan with plastered walls and exposed beams. The total space is about 25 sq m.
- There is a small woodburning stove in the corner of the living area.
- The lounge area has two two-seater sofas and two armchairs, with ample feather cushions. The seat height is 42cm.
- The TV is 75cm wide and on a sturdy cabinet alongside a DVD player and a Bluetooth speaker/DAB radio. This cabinet is positioned 60cm from the nearest sofa. The TV and speaker have remote controls.
- 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 U-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 1m wide.
- The units are 91cm high.
- The fridge has a fridge-freezer compartment in a tall larder cupboard.
- The hob is fuelled by electricity 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, kettle and toaster 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, but a built-in unit next to this narrows the effective width to 64cm.
- The room contains twin beds and access round the beds are 1. 45, 60, and 1m, or 60, 120 and 1m, or set up as one Super-King-sized bed the widths are 60, 160 and 1m.
- 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 left. 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, w.c. and washbasin.
- The shower tray is 140cm long and 80cm wide, with a fixed screen 90cm long and a hinged 30cm screen. There is a diagonally placed grab handle in the shower. The step up to the shower tray is 13cm.
- The washbasin is next to the shower cubicle on the right-hand wall. It is 86cm high.
- The toilet is in the right-hand corner to the right of the door. The toilet seat is 42cm high. There is a diagonally placed grab handle on the wall next to the toilet.

### 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 two bedrooms: 1 double, and 1 twin
- The bedroom doors are each 74cm wide
- Access round the king-sized 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

- Downstairs is vinyl flooring throughout other than the entrance matt.
- Close pile carpets on stairs and in bedrooms and landing.

- Information folder is 13 font. Larger font available on request.
- Extremely limited 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 allow dogs in Swaledale Garth, downstairs and off the furniture.
- The cottages are all non-smoking