

Access statement for The Old Byre self-catering cottage

Introduction

The Old Byre 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 do 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. 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 parking adjacent to the cottage – this is shared with visitors to two other cottages.
- The distance from the car park to the entrance to The Old Byre is about 25m.
- *We are currently landscaping outside The Old Byre to provide better steps and a private garden space; the current steps are strong but unfinished so guests may prefer to walk around or be dropped off at the alternative space:* There are 5 steps from the car park down to the level of the entrance. The steps are 20cm high, 120cm wide and 30cm deep. There is an alternative setting down and unloading place

with a rough gravel path approx 50m from the entrance to The Old Byre. 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 13cm high by 18cm deep. The front door hinges to the right and is 82cm 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 28 sq m.
- The TV is 75cm wide and on a sturdy cabinet alongside a DVD player and a Bluetooth speaker/DAB radio. This cabinet is positioned 160cm from the nearest sofa. The TV and speaker have remote controls.
- The lounge area has two large sofas and an armchair with ample non-feather cushions. The seat height is 40cm.
- The dining table is 77cm high. There are 6 armless dining chairs.
- Access around the dining table is 70x70x70x600 cm
- All the furniture is moveable.
- The kitchen is along part of one of the side walls of the area. The kitchen area is 5.5m long and the floor space in front of the units is 155cm wide.
- The units are 90cm high.
- The fridge-freezer is freestanding
- 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 door
- There is a microwave, a kettle and a toaster on the work surface top

Access to Bedrooms/Bathroom

- There are 12 internal steps 7m from the front door leading up to the bedrooms and bathroom. The steps are 24cm deep by 19cm high by 80cm 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 90cm x 85cm. There is a banister rail to the right.
- At the top of the steps is a landing area measuring 210cm x 270cm

Bedrooms

- There are two bedrooms, 1 master, and 1 twin
- The bedroom doors are each 74cm wide
- Access round the king-sized bed is 70 x 70 x 90cm
- Access round the twin beds are 1. 37 x 45 x 140 cm 2. 45x 43 140 cm
- Duvets and pillows are non-feather & polycotton

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 between the bath and the entrance door. The toilet is 42cm high and the toilet area is 140cm 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 110cm wide

General

- Entrance matting, vinyl downstairs and in the bathroom, wool carpets on stairs, landing and in bedrooms.
- Information folder is 13 font. Larger font available on request.

- 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. Both are at floor level.
- 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

- Dogs are allowed, downstairs and off the furniture.
- All our cottages are non-smoking.