

## Access statement for Rigg Barn self-catering cottage

### Introduction

Rigg Barn is an entirely self-contained cottage converted from a disused barn and is set to the front of the other properties near the farmhouse. 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 dedicated parking for one medium car for Rigg Barn, and plenty of space for another car on site but further away.
- The distance from the dedicated car park to the entrance to Rigg Barn is about 50m.
- There is a setting down and unloading place adjacent to the property approx. 22m from the entrance to Rigg Barn. Vehicles cannot be parked here permanently but short stays (up to half an hour) can easily be accommodated.

- There are 6 steps from here down toward the door of the cottage. The first five steps are 18cm high, 130cm wide and 38cm deep and enclosed by a stone wall. The last step is only 8cm high.
- From the bottom of the steps to the entrance door there is a flat paved path
- There is an alternative access to the entrance through the corner of a field 8m from the entrance and nearest parking point is about 10m. This route is uneven and sloping and can be muddy; there are no steps but there are two wooden gates – the narrowest of which is 140cm wide

### Entrance

- At the front door there is a step 15cm high by 17cm deep. The front door hinges to the left and is 110cm wide.
- The front door opens into an internal hall area. This all on a level and gives access to the main living area through a fire door 75cm wide and 7m from the main entrance door

### Living area

- The main living space is open plan, comprising kitchen, dining and sofa zones. The total space is about 40m<sup>2</sup>.
- You will pass through the kitchen area to reach the dining and sofa area. The 'walkway' is 88cm wide at its narrowest.
- There are two large sofas and one armchair with ample feather cushions. The seat height is 40cm.
- There is a small woodburning stove in the corner of the living area.
- The TV is 75cm wide and on a sturdy cabinet alongside a DVD player and a Bluetooth speaker/DAB radio. This cabinet is positioned 1m from the nearest sofa. The TV and speaker have remote controls.
- The dining table is 76cm high. There are 6 armless dining chairs.
- Access around the dining table is 45 x 80 x 90 x 90cm.
- All the furniture is moveable.

- The kitchen forms a U shape near the entranceway to the cottage. It is approximately 3m long and the floor in front of the units is approximately 1m wide.
- The units are 91cm high.
- There is an in-cupboard fridge-freezer
- The electric hob is at base unit height
- The electric oven is at a height of 95cm (door height when open); it has a pull-down oven door
- There is a microwave on the work surface top

### Access to Upstairs Bedrooms/Bathroom

- There are 14 internal steps 4m from the front door leading up to the bedrooms and bathroom. The steps are 24cm deep by 18cm high by 75cm wide. They are divided into 2 flights of 1 step followed by 13 steps with a 90 degree turn to the right. The half landing between the two flights is 80x80cm. There is a banister rail to the right.
- At the top of the stairs is a landing area of 3.5 square metres; the corridor is 66cm wide at its narrowest.

### Upstairs Bedrooms

- There are 3 bedrooms, 1 double, 1 twin and 1 bunk room
- The bedroom doors are each 68cm wide
- Access round the king-sized bed is 44 x 50 x 123cm.
- Access round the twin beds are 14 x 40 x 35cm; when this room is set up with one super-king-sized bed the space on either side is 44cm.
- The bunk beds fit into an alcove with access only on one side
- Duvets and pillows are non-feather & polycotton

### En-suite Shower Room

- The shower room is accessed directly out of the master bedroom
- The door from the internal hall is 66cm wide and slides to the left.

- The shower room contains a shower cubicle, w.c. and washbasin
- The shower cubicle is to the right immediately on entering the room. The internal dimensions of the cubicle are 74 x 99cm. The cubicle is accessed by stepping over a 1cm high plinth
- The washbasin is opposite the door. It is 88cm high and the washbasin area is 45cm wide
- The toilet is in the left-hand corner of the room, facing the shower. The toilet seat is 53cm high and the toilet area is 96cm wide.

### Family Bathroom

- The bathroom has a shower over the bath, wc, and handbasin
- The bathroom door is 70cm wide and hinges on the right. The bath is along the wall directly to the right of the entrance door.
- The bath is 58cm high. There is a fixed shower screen 79cm wide.
- The washbasin on the left of the door as you walk in. It is 87cm high and the washbasin area is 60cm wide
- The toilet, 48cm high, is opposite the door. There is 26cm from the toilet edge to the edge of the washbasin. The toilet area is 135cm wide.

### General

- Entrance door matting
- Vinyl flooring throughout downstairs and in bathrooms
- Carpets on stairs, landing and 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 about 50m away, via steps or a sloping track.
- 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.
- 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)
- Rigg Barn has its own private sitting out area comprising a picnic bench and barbecue
- There is also 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 in Rigg Barn.
- The cottages are all non-smoking