

## **Access Statement for *Two Chimneys***

### **Introduction**

Our cottage is a traditional end of terrace, built in the late 1800s. It is situated 5 to 10 minutes level walk from Keswick town centre. We have tried to provide as much information as possible in this statement, but if you have any queries please do call. We look forward to welcoming you.

### **Pre-Arrival**

- There is information about Two Chimneys on the Cumbrian Cottages Website.
- Information is also available on our own website [www.twochimneys-keswick.co.uk](http://www.twochimneys-keswick.co.uk)
- Bookings / enquiries can be made with Cumbrian Cottages online, via email, fax or telephone.
- The nearest bus stop is approximately 150 metres away.
- The nearest train station is in Penrith, 17 miles away. There are accessible taxis at the station.
- If you require this information in a different format, please contact Cumbrian Cottages via their website, email, fax or telephone.

### **Arrival & Car Parking Facilities**

- There is a drive with enough space for 2 cars.
- There is also space to park 1 small/medium car in front of the cottage.
- The drive is gravelled and the road in the front of the cottage is tarmac. Both parking areas are fairly flat and even.
- The front entrance to the cottage has 2 small steps.  
The first is 8 cm high, 26 cm deep and 86 cm wide.  
The second is 18 cm high, 20 cm deep and 32 cm wide.  
The door is hinged on the left. The door is 76 cm wide.
- Parking at the front of the cottage is immediately in front of the entrance.
- The rear entrance to the cottage has 1 small step onto the patio 3 cm high and 90 cm wide. There is 1 step at the door 15 cm high, 20 cm deep and 90 cm wide. The door is hinged on the right. The door is 74 cm wide.
- Parking on the driveway is approximately 5 metres away from the rear entrance.
- The parking area is lit by an outside light with a movement sensor.
- The outside light beside the front entrance door is switched on from the inside of the house in the hallway. There is also a street light which shines on the front entrance.
- The key for the door is held in Cumbrian Cottages office 0.5 miles away – details for collecting the key will be sent to you by Cumbrian Cottages prior to your holiday.

## **General Information**

- The front door is 76 cm wide and the keyhole lock is 104 cm above the ground.
- Inside the entrance there is a hallway with hanging space for coats.
- Inside the utility room to the rear of the kitchen there is further hanging space for coats and shelves for boots and shoes.
- The hallway has 2 doors leading into the lounge/dining room with the kitchen accessed through the dining room. Stairs lead from the hallway to the first floor double bedroom, twin bedroom, bunk bedroom and bathroom.
- There are 12 stairs in the main flight which are 18 cm high, 96 cm wide and 22 cm deep. There is a half landing then one more stair, straight ahead from the main flight, to the bathroom level which is 18 cm high and 84 cm wide. There are 4 more stairs to reach the bedrooms which are 18 cm high, 94 cm wide and 22 cm deep.
- There is a stair gate fitted at the top of the main flight of stairs.
- Please note that this is an old property and the banister height is 84cm, rather than the modern recommendation of 1m. Also the gap between the spindles is up to 14cm in places, rather than the recommended 10cm. Therefore extra care may be needed, especially if you have small children in your party.
- Heating is by gas central heating throughout. There is a multi-fuel stove in the lounge with a fire guard available, a gas fire in the dining room and radiators in each of the other rooms. Fuel for the fire can be purchased at the nearby garage.

## **Lounge and Dining Room**

- Door from hall into dining room - width 70 cm.
- The lounge has a leather covered triple sofa, two fabric arm chairs, a coffee table and a TV stand. The chairs and coffee table are movable to make more clear space.
- The TV has freeview and a remote control. There is also a DVD player.
- The lounge is carpeted.
- The dining room is open plan with the lounge.
- The dining room has wooden flooring with a large rectangular rug under the dining table and chairs.
- There is a rectangular table and 6 chairs in the dining room. The table measures 75 cm floor to lowest point of table. It is 1.5 metres long, 0.8 metres wide and 77 cm high. There is also an armchair and small round table.
- The dining room furniture is movable.
- There is a portable CD player with radio and tape.

## **Kitchen**

- The rear entrance leads directly into the kitchen. There is 1 step into the kitchen from the garden, 15 cm high.
- The door between the dining room and the kitchen is 71 cm wide.
- The worktop height is standard - approximately 90 cm.

- There is an eye-level double oven with drop down doors. The height of the lower oven door handle is 115 cm and the height of the upper oven door handle is 145 cm. There is a gas hob at standard height.
- The sink is standard height with cupboards underneath.
- Lighting is spotlight bulbs on ceiling, with under unit lighting.
- 1.5 metres free space between worktops on either side of kitchen.
- Good contrast between floor, cupboards and other surfaces.
- Fridge/ freezer available.
- Microwave available.
- Flooring is vinyl.
- Heat alarm fitted.

### **Utility Room**

- The doorway between the kitchen and the utility room is 73 cm wide.
- Standard size front loading washing machine and tumble dryer (condenser-type).
- Cloakroom with toilet and washbasin.

### **Landing**

- Smoke alarm fitted.

### **Bedroom 1**

- Door width 77 cm.
- King size bed provided (5 feet wide).
- Bed height 55 cm floor to top of mattress.
- Non feather duvets and pillows provided.
- The minimum space is between the bed end and the radiator – 50 cm.
- Largest transfer space available to one side of the bed is 1.2 metres.
- Bed is moveable is more space is required at either side.
- Chest of drawers is 98cm high. Bedside tables are 57cm high.

### **Bedroom 2**

- Door width 70 cm.
- Twin beds are provided (3 feet wide).
- Bed height 53 cm floor to top of mattress.
- Non feather duvets and pillows provided.
- The minimum space is between the bed end and the radiator – 45 cm.
- Largest transfer space available to the side of one of the beds is 0.5 metres.
- Chest of drawers is 98 cm high. The bedside table is 57 cm high.

### **Bedroom 3**

- Door width 70 cm.
- Bunk beds are provided (3 feet wide).

- Bed height 49 cm floor to top of mattress (lower bunk) and 125 cm (upper bunk).
- Non feather duvets and pillows provided.
- Largest transfer space available to the side of the bunk bed is 105 cm.
- Chest of drawers is 69 cm high.

### **Bathroom**

- Door width 70 cm.
- Bath height is approx 56 cm. Non slip mat provided in bath.
- Separate shower cubicle with sliding doors.
- Toilet seat height 44 cm.
- The space around the toilet ranges from 70 to 85cm.
- Flooring is vinyl with a bath mat.
- Good colour contrast between floor walls and furniture.
- Space under the wash basin is free (no pipes or vanity unit).

### **Grounds and Gardens**

- Small garden to the side/rear of the property comprising patio with stone flags, table, chairs. Timber decking with picnic bench.
- Lockable shed for storing bikes etc.

### **Additional Information**

- Information folder is produced in size 14 font.
- Good mobile phone reception.
- Distance to nearest emergency/ public telephone box is 20 metres.
- The cottage is no smoking throughout.
- Pets and service dogs welcome, please inform us when booking.

### **Contact Information**

Cumbrian Cottages Ltd, Atlantic House, Fletcher Way, Parkhouse, Carlisle, Cumbria, CA3 0LJ.

- Telephone: 01228 599960
- Fax: 01228 599970
- Email: [enquiries@cumbrian-cottages.co.uk](mailto:enquiries@cumbrian-cottages.co.uk)
- Website [www.cumbrian-cottages.co.uk](http://www.cumbrian-cottages.co.uk)
- Hours of operation: Telephone lines open 9am-9pm Monday to Sunday (Saturday 9am-5.30pm)

We welcome your feedback to help us continuously improve.  
If you have any comments or suggestions please telephone 01228 599960.

Last updated 6/05/2014