

Access Statement For Stone Cottage, Deepdale, CA11 0NR

Introduction

Stone Cottage is a totally refurbished, yet characterful, luxury self-catering holiday home, adjoining a Grade 2 listed farmhouse in the tiny Hamlet of Deepdale, one mile from Patterdale in the heart of the English Lake District.

The house has 4 first floor bedrooms sleeping 6 (4 adults and up to 2 children under 18 or 5 adults plus one child) in total (or 5 plus cot), two bathrooms (one on the ground floor), two ground floor reception rooms and a large kitchen/utility.

Pre-Arrival

- Bookings/enquiries can be made by telephone, text, WhatsApp, Messenger, e-mail and online.
- Payment can be made by cheque, BACs, debit card and credit card
 - The website text is available in a Word document which can be e-mailed on request.
- An access statement is available and can be downloaded from the website or e-mailed on request.
- A scale plan of the cottage showing room layouts and sizes, location of any steps and door widths is available. Any other specific questions about dimensions or location of facilities can be marked on this plan on request.
- Public transport: Windermere Station is 11 miles away and Penrith 16 miles away. There are buses between Windermere and Penrith in the summer months and the buses stop approximately 1/3 mile from the cottage. In the winter months buses run between Patterdale (1 mile from the cottage) and Penrith only. We can collect guests from Patterdale by arrangement and provide timetables and information on taxi services on request.
- Nearest Pub is The White Lion Inn, Patterdale, 1 mile away (a 25 minute walk or 5 minutes by car). Glenridding, 2 miles away (a 40 minute walk or 10 minutes by car) has a wider range of local shops, a couple of hotels open to non-residents, several cafes, the pier for the 'Ullswater Steamers' ,an excellent Tourist Information Bureau and the local doctor's surgery.

- Penrith is the nearest town with a mobility scheme – see contact details section below.
- Guests can order milk and eggs from the local milk-lady up to 1 week in advance of their stay.
- We live nearby and are happy to help with suggested itineraries, walks or anything you need to get the best from your stay. The cottage has a comprehensive user manual which includes suggestions for eating out. Both of these can be sent out in advance of your stay.

Arrival & Car Parking Facilities

- Access to the house from the A592 is via a track which runs uphill for approximately 1/4 mile and is narrow (max car width 2360mm) with an two tarmac tracks (with grass down centre which is kept mowed through the growing season) and a steep tarmac section at the top near the cottage, leading onto a hardcore parking area. The cottage has double gates for access to the cottage up a narrow (min width 2650mm) drive.
- There are two car parking spaces on a level area outside the cottage gates which has a hardcore, slightly uneven surface, alternatively 3 cars can be parked nose to tail on the sloping gravel drive. The top of the drive has been widened and leveled for ease of parking and unloading.
- Cars parked in the drive will either need to exit by reversing out of the gates to the property (this can be tricky if you have a large or long vehicle), or recommend turning the car first and reversing up the drive. A turning area is shown on the arrival instructions which we recommend guests keep clear for this purpose.
- The cottage has three outside lights: one by the front door operated by an internal switch and two lighting the route to the back door (the main access into the house) which are on a timer to operate in the evening, but which can also be overridden by an internal panel switch. Guests will always find these lights on when arriving in darkness.
- From the gravel parking area at the side of the cottage, the back door is a level 6 metres walk on gravel with a 40mm step from the gravel to the flagstones of the porch area and then a 110mm step over the threshold of the back door.

Main Entrance

- The main entrance is the back door as described above which is protected by a large covered porch area with level sandstone flags and a bench seat.
- This undercover area also has an outside tap with hose and trigger-spray over a drain which is useful for cleaning muddy boots and equipment and storing buggies etc.
- The back door is a partially glazed door with a lever handle (height 1000 mm) and opens into a local green slate rear lobby with large coir mat inset into the tiles to create a level surface. This lobby is well-lit with the switches just inside the door and an antique pew bench for sitting down and changing footwear with coat pegs above.
- All the walls on the ground floor are painted in traditional paints, in pales creams with white gloss skirting boards.
- Access to the front door is via the front garden and there are two stone steps up to it (first 90mm high, second 135mm high) with a threshold 50mm high.)

General (Internal)

- The flooring throughout the ground floor is honed local green slate (rear lobby, dining room and kitchen), original quarry tiles in the front lobby with inset coir mat in front of the 17th Century oak front door and a wool carpet in the sitting room. There are no steps between any of the rooms on the ground floor.
- The house is heated via oil fired central heating to radiators which are fitted with thermostatic valves. The overall thermostat is easy to access on the dining room wall in the centre of the house. The boost system for the heating and hot water is easy to operate and access in the utility area of the kitchen.
- There is an honesty phone in the sitting room with emergency contact numbers all supplied in the comprehensive guest folder.
- The house has superfast wireless broadband. Downlaod speed around 200Mbps.
- All rooms are well lit and those of the front of the property in particular are flooded with natural light. There is a choice of lighting sources all rooms except the bathrooms.
- All rooms have a good supply of electrical sockets at an approximate height of 250mm from the floor.

- All internal doors in the cottage are single leaf, solid oak with traditional cottage latches at a height of 1200mm.
- The ambulant staircase rises from the front lobby and consist of a straight flight of 13 shallow risers (step height 160mm and depth 250mm) before reaching a half landing where they split: to the right are two further steps (step height 140mm) to the family bathroom and second double, to the left are two further steps (step height 140mm) to the master bedroom and two singles. The main staircase is 870mm wide with a central carpeted runner (680mm wide) and a handrail on the left which runs from the bottom step to step 9, after which there are vertical balustrades only). The first floor landing is carpeted in 100% wool berber carpet.
- All windows have either slatted wooden or roman blinds operated by a chain at a maximum height of 1500mm from the ground.

Dining Room

- Dining room is positioned between the rear and front lobbies and has a solid oak table with 6 upholstered chairs (seat height 460mm) without arms. The ground floor WC is next to the dining room.
- All crockery is white which contrasts with both the oak table and the oak worksurfaces in the kitchen. Bright red and white melamine plates, bowls and tumblers are also available.
- Lighting is via a bright overhead chandelier which is on a dimmer switch, two tall table lights on the windowsill. There are nightlights in attractive holders for a more romantic setting .

Living Room

- The living room is accessed from the front lobby and has a two-seater and a four-seater velvet covered sofa with feather wrapped foam cushions (seat height 400mm) and two original wooden window seats with upholstered feather wrapped foam cushions (seat height 470mm).
- The VOIP phone is positioned on a desk in the corner with an adjacent balloon back chair.
- The smart 42 inch Sony television is operated by remote and connected to Sky and can get all streaming channels (passwords for access will be required). The Blue Ray and Denon CD player also have remotes. The Marshall sound dock is operated by simple knobs

on the top.

- There are three pairs of wall lights, a central LED 100W equivalent ceiling light, a table lamp and a desk lamp.
- There is an open fire with guard to prevent sparks. A toddler fireguard can be provided on request. Logs and kindling are provided. Matches are kept the mantelpiece (height c 1400mm) out of children's reach.

Laundry

- There is a washer-dryer in the utility end of the kitchen as well as a large stoneglaze sink and a wall mounted drying rack.
- A rotary washing line is up two stone steps and then 13m across and uneven, sloping, grassed area to the rear of the house, however a further folding drying rack is in the cupboard under the stairs accessed from the rear lobby.

Bedrooms

- All bedrooms are on the first floor and are fully carpeted in 100% wool berber or 80:20 wool axminster.
- All walls on the first floor are painted in traditional paints in pale pastel colours or cream with gloss white or cream eggshell skirting boards and woodwork.
- All beds have very good quality pocket sprung mattresses with top quality (John Lewis) anti-allergy mattress protectors. Waterproof protectors are usually in place on the single beds only underneath the anti-allergy protectors. Ones for the King beds can be fitted on request.
 - Bedroom 1 has a 5ft king bed with slatted base (mattress height 600 mm) positioned with wide, 1400mm access to one side and 700mm to the other. This room has a full-length mirror on the wardrobe which can be used whilst seated. There is also a wall mirror and dressing table and chair. The landing has four steps between this bedroom and the family bathroom.
 - Bedroom 2 has a 5ft king upholstered bed divan bed (mattress height 650mm) with a minimum clearance of 700mm all round. This bedroom is adjacent to the family bathroom and has no steps between
- The small single to the front has a 3ft sprung slatted wrought iron bedframe (mattress height 600mm) and a minimum access of 520mm

to one side only. The landing has four steps between this bedroom and the family bathroom.

- The single to the rear has a 3ft divan bed (mattress height 600mm) with 1950mm access to one side only. This room also has an open wardrobe to make the most of the space.

- The landing has four steps between this bedroom and the family bathroom.

- All bedrooms have top quality non-allergenic spun fibre pillows and duvets with good quality protectors.

- All carpets are thoroughly vacuumed using an anti-allergy vacuum cleaner and cleaned regularly.

- No smoking or vaping is allowed anywhere within the property.

Family Bathroom and Ground Floor Shower-room

- A ground floor wc, shower and washbasin lies directly off the front lobby, just across from the sitting room and at the foot of the stairs.

- The floor and two of the walls are surfaced in local green slate proving a good contrast to the white sanitary fittings.

- The basin is wall hung (height 830mm) with under space and a level monobloc tap.

- The loo has a concealed cistern with standard height (420mm) seat and push-button dual flush.

- The corner shower has a 495mm wide door with a 180mm step into the tray. The thermostatic controls are lever operated.

- There is a heated ladder rail alongside the basin, hooks on the back of the door, several shelves and a dropped window cill for guests personal effects.

- Lighting is via four recessed downlighters as well as an opening window. There is also forced extraction on a timer.

- Upstairs the family bathroom is finished in limestone proving a gentle contrast to the white sanitary fittings.

- The basin is wall hung (height 830mm) with under space and a level monobloc tap.

- The loo has a concealed cistern with standard height seat (420mm) and push-button dual flush.

- The bath is double ended , access height 550 mm, with a raised shelf running around two sides at 450mm above the height of the bath. Taps are wall mounted centrally at 260mm above the height of the bath and operate with individual single twist cross heads for hot

and cold.

- There is a heated ladder rail alongside the bath, a hook on the back of the door, a shaver point plus fixed and positionable mirrors and plenty of shelf space for guests personal effects.
- Lighting is via four recessed downlighters as well as an opening window. There is also forced extraction on a timer.
- A baby bath and changing mat is available on request.
- A WC seat height raiser and portable toilet frame will be made available on request
- A measured plan of the bathrooms is available on request.

Kitchen

- The kitchen is accessed from the rear lobby (770mm wide) through an opening 840mm wide with no door.
- The floor is honed local green slate.
- All worksurfaces are 900mm high and finished in oak and provide a good contrast against the cream painted units and cream tiled walls, as well as against the cooker hob and sink.
- There are two sinks: a 900mm wide stoneglaze in the utility area and a ceramic single bowl and drainer in the kitchen. Both have single twist cross-head taps.
- The cooker has a double oven. A top oven/grill and a larger lower multifunction oven with a steam option. The hob is induction with 4 rings and an extract with lighting above.
- Overhead cupboards have been kept to a minimum and have glazed top hinged doors and just one shelf at a height of 1645mm from the floor. The overhead cupboards house mugs, cups and glassware. A large open shelving unit holds most daily use items of crockery plus cookware and pans. Casseroles and cookware are in base-unit cupboards. Cutlery is in a draw.
- The kitchen has five independent lighting sources; under cupboard and pendant to light the worksurfaces and breakfast bar, recessed downlighters in the utility area, spot lights in the kitchen and halogen lights in the cookerhood.
- The fridge-freezer is easy to access in the utility area of the kitchen. There are three freezer drawers at its base with a fridge with above. The height of the bottom and top shelves of the fridge from the floor are 1130mm and 1630mm.
- The kitchen has a breakfast bar with adjustable height stools.

- The fireblanket is on the wall to the left of the cooker.
- Melamine bowls, plates and tumblers available.
- A full measured plan of the kitchen is available on request.

Grounds and Gardens

- Access to the front garden is either via a 1050mm wide iron gate from the graveled drive area or out of the front door down two shallow steps.
- An area 2.0 – 4.0m wide across the front of the cottage (narrowing to 200mm wide in front of the porch) is in local slate pavers and is flat and even in the summer a weatherproof rattan circular table and 4 comfortable rattan armchairs plus folding teak chairs are available. Level with this patio is a lawned area (11m wide by 3.7 m deep) with five uneven steps (heights vary from 70mm to 220mm) down to a lower lawn. The upper lawn is 700mm below the height of the upper lawn and the upper lawn edged with a row of local stone approximately 200mm in height.
- The rear woodland garden is accessed up two stone steps from the gravelled drive, contains a small stream running across it and has rough gravel steps leading up the sloping ground to a raised terrace with stone bench and slate sculpture, continuing on to a wooden gate in the rear stone wall which leads onto open fell.
- Both gardens are securely walled/fenced.
- There are three outside lights as previously described
- An electric charging point is available on request.

Local Information

- Three of the local shops in Glenridding (the gift shop, R&R Corner Shop, newsagent and general store and the Glenridding Mini Mart), 2 miles from the cottage, have parking spaces immediately outside. The outdoor shop Catsycam is accessed via a flight of stairs.
- The Ullswater Steamers pier at Glenridding is totally accessible for wheelchair users and has an accessible toilet. There is a mobility chair available for the general public. The Lady Wakefield also has an accessible toilet on board. It is advisable to contact Ullswater Steamers in advance of sailing if you have any special requirements as the facilities on their boats vary and they will help ensure that you choose a sailing on a boat most suitable to your needs.

Tel: 017684 82229

- The Inn on The Lake in Glenridding has level access to all the hotel dining areas and main bar. It is very light with lake views and lots of options should a quiet area be needed. It also has an electric vehicle charging point. www.lakedistricthotels.net/innonthelake/
- Glenridding has another Electric Car charging point in the LDNPA car park and it is operated by www.pod-point.com

Contact Information

- Address: Spring Garth, Patterdale, Penrith, CA11 0NR
- Telephone: 017684 82647
- Email: helen@thewildhart.co.uk
- Website: www.thewildhart.co.uk
- Hours of operation: 9am - 9pm
- Emergency number: as above or 07887 627863
- Local Carers:

Eden Carers in Penrith Tel: 01768 890280

www.edencarers.co.uk

- Local equipment hire companies:

Cowpers Mobility Penrith

Tel: 01768 867555 www.cowpersmobilitycentre.co.uk

- Local public transport numbers:

Traveline 0870 608 2 608

(Bus service 108 runs from Penrith to Patterdale)

- Local accessible taxi numbers:

There is no local accessible taxi service, however M&A taxis in Glenridding have vehicles which can take a folded wheelchair in the boot. Tel: 01768 482372