

Access Statement For Hares Garth, Deepdale, CA11 0NR

Introduction

Hares Garth is a totally refurbished, luxury detached barn conversion, in the tiny Hamlet of Deepdale, one mile from Patterdale in the heart of the English Lake District.

The house is “topsy-turvy” in layout to maximize the stunning views from the upper floor. There is 1 ground floor bedrooms sleeping 2 with an adjacent bathroom and on the upper floor there is an open plan living/dining/kitchen area.

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 graveled parking area. There are 19 stone steps from this area through a pedestrian gate to the cottage. Or loading, and unloading (only) or alternative pedestrian access can be via the double gates for the Lane Head up a gravel drive and then it is 4 metres and 4 steps into the cottage. There is also a ground floor entrance into the bedroom of the cottage with no steps – just a threshold.
- There is one car parking space on a level area approximately 30 metres from the cottage door and this is marked with a Lane Head Only parking sign in green. This is part of a large area which can accommodate several vehicles and has lots of space for turning.
- The cottage has three outside lights: one by the front door and on the side above the terrace, both operated by an internal switch and one on a motion detector set to go on when the house is approached via the stone steps from the parking area.
- The front door has a 110mm step over the threshold into the cottage.

Main Entrance

- The main entrance is front door and has a 110mm step over the threshold into the cottage. .
- This door is a partially glazed with attractive fused glass with a lever handle (height 1050 mm) and opens into a matted lobby area before opening onto the main living area which is finished in oak boards

which are level with the matted area. This lobby is well-lit with the switches mounted 1200mm high just inside the living room area.

- There is a coat and storage cupboard off the lobby.
- All the walls on the ground floor are painted in traditional paints, in pale creams with matching skirting boards.
- Access to the bedroom door is via the gates to Lane Head across a slightly sloping gravel area (where a car could drop off) before reaching a flat flagstone area approx. 4.5 metres long until it reaches the door which has a threshold 70mm high

General (Internal)

- The flooring throughout the upper floor is oak boards. There is a Herdwick wool carpet on the stairs and ground floor lobby and bedroom. The upper floor is level and open plan. 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 kitchen room wall above the stairs. The boost system for the heating and hot water is easy to operate and in the kitchen.
- There is a VOIP phone in the sitting room with emergency contact numbers all supplied in the comprehensive guest folder.
- The house has superfast wireless broadband. Download speed 200 Mbps.
- All rooms are well lit with a choice of lighting sources in most rooms.
- All rooms have a good supply of electrical sockets at an approximate height of 450mm from the floor.
- There are only two internal doors in the cottage: both single leaf, solid oak with traditional cottage latches at a height of 900mm.
- The staircase is a square spiral in design and has 11 x 20mm risers which wind from the kitchen down to the lower lobby. The width of the stair treads vary but are a minimum of 650mm. There is a handrail for the first two steps and then the newel post in the centre acts as a rail. This keeps the width of the short stair at a maximum and more comfortable to use. There is a bright multi lamp pendant light above the stairs.
- All windows have either slatted wooden or roman blinds operated by a pull-cord or chain at a maximum height of 1500mm from the ground.

Living/ Dining Room/Kitchen

- This area has three windows: two opening and one fixed. The two opening windows are south facing making the upper floor full of natural light.

Dining Area

- The dining area has a bespoke round 900mm ash table on a central pedestal with wooden banquette seating on one side of the table (seat height 460mm). There are seat cushions for comfort.
- All crockery is white which contrasts with the oak table.
- Lighting is via a modern pendant designed to provide a gentle glow, however if needing a more brightly lit table then the main lighting in the living room will function well.

Living Area

- The living room is accessed from the front lobby and has a fabric 2.5 seater sofa with foam cushions (seat height 440mm) and a handmade wooden armchair with a woven seat (seat height 400). There are feather filled scatter cushions for comfort.
- There is a nest of tables so that a table can be positioned to suit guests needs.
- The phone is positioned on the TV unit just 1 metre from the armchair.
- The smart LG OLED 42 inch TV has text/description options and is operated by remote, as are the Blue Ray and CD players (the latter has Bluetooth connectivity.)
- There is a central pendant lamp, two recessed downlighters, two spotlights on the exposed green oak truss plus a table lamp next to the sofa.

Kitchen Area

- The kitchen is open plan to the living room with an open space linking them 900mm wide.
- The floor is oak boards.
- All worksurfaces are 900mm high and finished in Silestone with a

white/grey Carrera marble effect. The contemporary units are flat fronted in a grey/beige colour with pull handles in walnut.

- The sink is 400mm square and has a single lever mixer tap.
 - The built under Neff slide and hide oven is multifunction with options for bread proving and baking as well as grill, fan conventional etc.
 - The hob is induction with 4 rings and an extract with lighting above.
 - There are 3 overhead cupboards with two shelves: The bottom shelf height is 1560mm and the top 1850mm. There is a hop-up stool for use if the top shelves are needed. However all regularly used items such as mugs, cups, glassware, plates are kept on the lower shelves..
- A floor mounted open shelving unit (height 900mm) holds cookware and pans. Casseroles and cookware are in base-unit pull out draw units. Cutlery is in a draw at the top of one of these.
- The kitchen has four independent lighting sources; under cupboard and cookerhood lighting light the worksurfaces/hob; recessed ceiling downlighters and two spotlights on the trusses. Plus lighting from the living area and stairs will also light this area.
 - The integrated fridge-freezer is in the kitchen and has two 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 1100mm and 1400mm.
 - The fireblanket is on the wall to the right of the sink.
 - The slimline dishwasher is next to the sink.
 - A full measured plan of the kitchen is available on request

Laundry

- There is an integrated washer-dryer in the kitchen. There is a separate folding drying rack.

Bedroom

- The ground floor bedroom is fully carpeted in a faux herringbone “coir” 100% polypropylene carpet.
- All walls are painted in traditional paints in ivory with matching eggshell skirting boards and woodwork.
- The bed is a top quality pocket sprung Harrison Spinks 6ft zip and link which is filled with natural wool padding. This is on a solid divan base. Mattress height 620mm. This bed can be spilt into 2 x 3ft single beds which reduces the access space either side of the bed by 200mm and allows for a 400mm gap between the beds.

- Access around all three side of the bed in 750mm minimum – wider on the side nearest the door and bathroom.
- All bedding is top quality non-allergenic spun fibre pillows and duvets with good quality protectors. Bedlinen is 100% Egyptian cotton.
- Lighting is via recessed spotlights and two bedside lights which are adjustable and on dimmers with switches on cables.
- There is a wall mounted mirror above a chest of drawers, plus a full height mirror behind the door adjacent to an electrical socket. There are two built in wardrobes each with hanging space and a shelf.
- There is one opening window in the bedroom which is south facing.
- All carpets are thoroughly vacuumed using an anti-allergy vacuum cleaner and cleaned regularly.
- No smoking or vaping is allowed anywhere within the property.

Bathroom

- The ground floor bathroom lies directly off lower lobby, just 2 steps from the bedroom door, and at the foot of the stairs.
- The walls and floor are porcelain tiles.
- The basin is on a stand with storage shelf below (height 850mm) with under space and a lever monobloc tap.
- The loo has a concealed cistern with standard height (420mm) seat and push-button dual flush (750mm)
- The walk in shower has a 440mm wide sliding door with a 40mm step into the tray. The thermostatic controls are lever operated.
 - The V&A Vetralla freestanding bath has wall mounted lever thermostatic valve and bath filler. Bath dimensions L.1650mm x W.740mm x H.550mm
- There is a heated ladder rail alongside the bath and next to the shower. A robe hooks on the wall behind the door. A long shelf above the sink/basin/bath provides plenty of space for guest toiletries and above this a mirror running the length of shelf and wall.
- There is lighting above the mirror and downlights in the ceiling and in the shower. Plus two extract fans on timers (one in the shower) plus an opening window above the bath.
- 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.

Grounds and Gardens

- Access to the sunny south facing terrace is via the front door. There is one step (210mm) down from the door to the terrace which is finished in level flagstones and has an area of 14sqm.
- There are two Adirondack style recliners with side table.
- The terrace overlooks the owners' front gardens (full of daffodils in the Spring) which guests are welcome to enjoy.
- There are three outside lights as previously described
- Electric charging station 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