

Access statement for Brackenrigg House

Introduction

Brackenrigg House is a large Victorian property built in approx. 1860 with access to the front and side. 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.brackenrigg.com with full details, internal and external views.
- ★ Bookings & enquiries can be made by phone, email or post
- ★ The nearest bus stop is a quarter mile away at Shoulthwaite Farm
- ★ The nearest train station is at Penrith 18 miles away. There are regular buses that travel from Penrith to Keswick. The no.555 bus will then take you to Shoulthwaite Farm. Taxis will also collect from the station.
- ★ Tesco.com, Sainsburys, and Asda will all deliver to Brackenrigg if you are set up to use their internet service. The Co-op in Keswick will also deliver groceries.

Arrival And Car Parking Facilities

- ★ Luggage can be unloaded at the bottom of the steps leading to the front door of Brackernigg House
- ★ There is ample parking on our gravel drive, and at the car park down the narrow drive in front of the House.
- ★ There is a flight of steps with a rail on the left hand side leading to the verandah. There are 9 steps altogether; 24cm

high, 35cm deep and 90 cm long. There is a path of about 6m to the front door.

- ★ There is a further step of 23 high, 19 deep and 90 cm long at the front door to the verandah, and then after 1m, another step just before the front door. The door hinges to the left and is 110cm wide. The front door opens into an inner porch. There is a further inner door 130cm from the front door of 80 cm width also hinging to the left.
- ★ There is a second access to the side of the House through kitchen/dining room. The path leading from the flight of steps at the front is slightly uneven (old paving slabs)

Hallway

- ★ The large hallway has the stairs, lounge, kitchen/dining room, games room and utility room lead off it.
- ★ The hallway is 8m long and mostly 250cm wide, 70cm wide at its narrowest
- ★ The flight of stairs lead off the hallway. There are 13 stairs to the first landing. The stairs are 90cm wide, 16cm deep, and 16cm high. The first landing is 270x220, with bedroom 1 off this landing. There is a full length step half way across the landing.
- ★ Round the corner, the stairs continue another 4 steps to the second landing which is 550cm x 220cm. Bedrooms 2,3,4 and 5 are off this second landing.

Downstairs Games Room

- ★ The width of the Games Room door is 78 cm
- ★ The room is 450x400 cms

Lounge

- ★ The door to the lounge room from the hallway is 78cm wide

- ★ The Lounge is 640x550 into the bay windows
- ★ All the furniture is moveable.
- ★ The large screen TV has DVD. There is a stereo CD player and ipod doc

Kitchen/dining room

- ★ There are two ways through to the kitchen/dining room.
- ★ Via the sliding full room length screen (there is a small step of 4 cm from lounge carpet to wooden floor of dining area)
- ★ From the hallway into the kitchen, the door is 78cm wide, and there is a 4cm step from hall to kitchen
- ★ The units are 94cm high. Wall units start 43cm from the work surface
- ★ Fridge/freezer is freestanding with the freezer below the fridge
- ★ The hob is at base unit height
- ★ There is an 4 oven electric range with hobs on top. There are both pull down and left side hinged oven doors. There is a microwave on the work surface top, and a dishwasher (front loading)

Dining room

- ★ The dining room is open plan with the kitchen and has a dresser, large table with two additional leaves at either end. There is seating for 10, and additional wooden chairs upstairs for 2 more guests if needed.

Bedrooms

- ★ There are 5 bedrooms, 3 double, 2 twin each opening off the landing.
- ★ The bedroom doors are each 78cm wide

- ★ Each bedroom has an ensuite shower room, and the master bedroom has a Jacuzzi bath as well as a free standing shower.
- ★ Duvets and pillows are non-feather & polycotton
- ★ Bedroom 1: off the first landing is 350x330, double bed. There is an ensuite 230x220cm with walk-in (no shower tray) shower with opening to shower of 52cm. There is also a handbasin unit and toilet.
- ★ Bedroom 2: off second landing is 400x420 twin beds. There is an ensuite shower room with basin and toilet. The ensuite is 65x200cm. The shower tray is 20cm high. The door opens with folding doors.
- ★ Bedroom 3: off second landing is 430x430cm twin beds, has a shower room with toilet. Hand basin in bedroom area.
- ★ Bedroom 4: off second landing is 430x420 double bedroom, ensuite shower room as bedroom 3. The toilet uses a macerator.
- ★ Bedroom 5: master bedroom double bed. 530x550cm double aspect with large ensuite (290x270) Jacuzzi bath is 49cm high and has a rim of 8cms. Free standing shower is 80x80, and has a max opening space of 50cm. There is a 5cm shower tray.

General

- ★ Close pile carpets throughout, except kitchen/dining room and hallway which have oak flooring.
- ★ Information folder is 12 font. Larger font available on request.
- ★ No mobile phone reception, but we will make calls for you to book taxis, restaurants, leisure activities, & in an emergency.
- ★ Brackenrigg House has free wifi
- ★ Centrally heated throughout. Two wood burning stoves, one in lounge, one in games room. Logs provided October to April.

Outdoor Facilities

- * Brackenrigg is set in 5 acres of grounds including woodland (rough and sloping paths), gardens (one large flat picnic lawn surrounded by borders) and sloping banks. Brackenrigg House has its own (unfenced) sloping lawns, verandah and patio area.
- * There is a summer house next to the patio area with outdoor sofa seating for 10, there is also dining table and chairs. There is a BBQ.
- * There is a ball play paddock with access from the gravel drive through a snicket in the drystone wall. There is a step down from the snicket. The paddock is rough but mown grass.

Pets & Smoking

- * We do not allow pets and are non-smoking