

## Access statement for Brocklebeck self-catering cottage

### Introduction

Brocklebeck is an entirely self-contained part of a bank-barn built in approx. 1800 with access to the front of the Barn. 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](http://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 will 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 about 20m from the barn.
- \* There is ample parking on our gravel drive
- \* The drive is level and gravel leading to a slate level path that runs all around the barn. There is a slight lip between the gravel surface and the pathway of 3cm height.

## Entrance

- \* The front door hinges to the left and is 100cm wide. There is a weather board of 5cm.
- \* The front door opens into the open plan lounge/dining/kitchen/bedroom area
- \* There is a separate bathroom ensuite to the main living area.
- \* Brocklebeck is ground floor and level.

## Lounge/Dining Room/Kitchen/Bedroom

- \* The main living space is open plan with painted walls and exposed beams. The total space is L-shaped & about 4m square.
- \* The lounge area has a sofa with non-feather cushions. The seat height is 34cm. Overall dimensions are 130cm long by deep.
- \* The armchair has a rounded back. Seat height is 44cm. Overall dimensions are 50cm wide by 77cm high by 70 cm deep
- \* The TV/video is 30cm wide and on a moveable cabinet positioned 130cms from the sofa.
- \* The dining table is 72cm high. There are 2 armless dining chairs.
- \* Access around the dining table is 30x50x250x250
- \* All the furniture is moveable.

## Bed Area

- \* There are two three-foot beds
- \* One bed is against the wall. There is 50cm between the beds. There is 150cm access at the foot of each bed. The second bed has 50cm access to each side, but this could be extended by moving the dining table.

- \* Duvets and pillows are non-feather & polycotton

### Kitchen Area

- \* The kitchen is an L-shape.
- \* The units are 90cm high.
- \* Fridge has a 4\* freezer compartment and under counter-top
- \* The hob is at base unit height
- \* The oven is at base unit height and has a pull down oven door
- \* There is a microwave on the work surface top

### Bathroom

- \* The bathroom has a shower over the bath, wc and handbasin
- \* The bathroom door is 62cm wide and opens into the main living room with a hinge to the left
- \* The bath is 52cm high and has holding rails inset into the bath sides. The bath is recessed into the wall at the shower end by 60cm. There is a grab rail for the shower.
- \* There is 50cm from the toilet edge to the edge of the handbasin. The toilet space between side walls is 70cm

### General

- \* Close pile carpets throughout, kitchen area has non slip mat
- \* 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.

### Laundry Room

- \* The laundry room is on the ground floor rear of the barn
- \* The slate path extends round the rear of the barn

- \* Laundry room door is 74cm wide
- \* There is a standard front loading washing machine and separate front loading drier.
- \* Internal access is 70cmx140cm

### 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. Brocklebeck has an open front aspect with benches.
- \* 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