

## Access statement for The Sett self-catering cottage

### Introduction

The Sett is an entirely self-contained part of a bank-barn built in approx. 1800 with access to the rear 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 at the front of the flat picnic lawn to the side of the barn.
- \* There is ample parking on our gravel drive
- \* The distance from the drive to the front door of The Sett is about 25m

- \* There is a level gravel path leading alongside the picnic lawn to The Sett. The path becomes a slate flat path. There are 4 shallow steps each 15cm high by 48 deep by 150 long (at narrowest) rising to the patio area immediately in front of the front door.

### Entrance

- \* At the front door there is a shallow step 8cm high by 35 deep. The front door hinges to the left and is 100cm wide. There is a weather board of 5cm.
- \* The front door opens into a lower recessed area of the main lounge/dining/kitchen area
- \* There is a sofa bed in this recessed area.
- \* There are 3 internal steps 2m from the front door leading into the main living space. The steps are 30cm deep by 18cm high by 100cm long. There is a banister rail to the right.
- \* Once over these internal steps the rest of The Sett is level.

### Lounge/Dining Room/Kitchen

- \* The main living space is open plan with open stone work walls and exposed beams. The total space is about 5m square.
- \* The lounge area has two large sofas with ample non-feather cushions. The seat height is 46cm.
- \* The TV/video is 30cm wide and on a moveable cabinet positioned 130cms from nearest sofa.
- \* The dining table is 77cm high. There are 6 armless dining chairs.
- \* Access around the dining table is 90x130x120x150
- \* All the furniture is moveable.

## Kitchen

- \* The kitchen is a U-shape with internal floor space of the 'U' of 90cm wide.
- \* The units are 90cm high.
- \* Fridge has a freezer compartment and is freestanding
- \* 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, and a slim line frontloading dishwasher
- \* There is a breakfast bar with 4 bar style stools (no arms/back)

## Inner Hallway

- \* There are double doors leading from the lounge/dining area into the inner hallway from which are the two bedrooms and bathroom
- \* The double doors are 110cm wide. A single door is 55cm wide

## Bedrooms

- \* There are 2 bedrooms, 1 double, and 1 twin each with a handbasin.
- \* The bedroom doors are each 75cm wide
- \* Access round the double bed is 130x120x100
- \* Access round the twin beds are 1. 45x45x120 2. 45x120x130
- \* Duvets and pillows are non-feather & polycotton

## Bathroom

- \* The bathroom has a shower over the bath, wc and handbasin
- \* The bathroom door is 68cm wide and hinges on the right. The bath is on the immediate left when entering.

- \* The bath is 52cm high and has holding rails inset into the bath sides. There is a fixed shower screen 60cm wide.
- \* The toilet is next to the bath. There is 46cm from the toilet edge to the edge of the handbasin. The toilet area is 70 cm wide

### General

- \* Close pile carpets throughout, except kitchen which has vinyl 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.

### Laundry Room

- \* The laundry room is on the floor of the barn, & can be access via the gravel drive or via stone steps from the The Sett patio.
- \* 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. The Sett has its own semi-private (unfenced) sloping lawns and flat slate patio area with a picnic table.
- \* 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