

Access Statement For Hollin View

Introduction

Hollin View is a detached white washed Lakeland cottage in the small hamlet of Bampton set in the Lowther Valley.

The cottage has three first floor bedrooms sleeping a total of six people. It has a ground floor WC and first floor bathroom. There are two reception rooms and a kitchen to the ground floor.

Pre-Arrival

Booking/Enquiries can be made by telephone, fax and email. All guests are provided with written directions to the cottage available in different font sizes

The nearest bus stop is approx 50metres from cottage and buses run on Tuesdays and Saturdays to Penrith - Timetable available.

Taxis are available from Bridgend garage located 50 metres from cottage.

The nearest railway station is Penrith 10 miles from Bampton

Nearest shop/post office is 15 metres from cottage, there are two pubs one is 100 metres and the other half a mile from cottage. Many further shops and services located in Shap 4 miles from Bampton.

A copy of this access statement is available on our website and in the welcome file at the cottage and can be faxed or emailed as required.

Arrival and Car Parking Facilities

Hollin View is located at a T Junction opposite Bampton Post Office on the road from Shap to Askham. Our driveway is surfaced in gravel and reasonably level. There is parking for two average sized cars and extra parking is available at the village hall 150 metres away.

Main Entrance

The main entrance is off the drive. The key to the door will be given to our guests before arrival. The front door is 88cm wide x 190cm high with the hinges on the right hand side and the keyhole at a height of 108cm. There is a 3cm step off the gravel onto a stone flagstone then a threshold bar of 4cm high. The door opens onto the hallway there is a light switch on the left at a height of 140cm. To the right is a storage cupboard and directly in front is the door to downstairs WC. The floor is tiled with quarry tiles.

From the hallway access to reception area is via three downward steps, the first step is 13cm high x 29cm depth x 80cm wide, the second is 18 cm high x 29cm depth x 80cm wide and the third step 13cm high x 80cm wide onto a floor space 90cm x 105cm.

Public Areas - general(internal) - not available

Public Areas - WC - not available

Dining Room and Lounge

The dining room is accessed through the lounge through a doorway of 73cm wide x 194cm high with hinges on the left hand side and is furnished with an oak table and six chairs. The space between the wall and the dining chairs is 58cm.

From hallway, to the left, access to lounge through door 82cm wide x 176cm high and a step down of 3cm. The carpet is oatmeal colour 100% wool Berber and there are two 3 seater leather sofas. The TV has teletext and operated by remote as are the DVD and CD players. A payphone is situated on the window seat by the TV. There is a central ceiling light of 100watts and a table lamp of 60 watts situated on a table by a sofa.

Laundry

There is an integrated Washer/Dryer in the kitchen to the left of the sink. A rotary washing line is available in the rear gravelled area which is accessed from the kitchen up three steps each 8cm high through a doorway of 80cm wide x 184cm high, then up a further step of 12cm high. There is a folding drying rack in the storage cupboard in the hallway.

Shop - not available

Treatment Room/s - not available

Leisure Facilities - not available

Outdoor Facilities

A front seating area is accessed from the driveway up two steps the first being 14cm high and the second 25cm high. There is a paved area with a stone bench amidst a perennial border. The rear patio is accessed from the kitchen up three steps 8cm high through the back door 80cm wide x 184 high with a further step of 12cm onto the gravelled area. To the left a patio area has a picnic table and benches with parasol. The patio is built of local stone and is an uneven surface. To the rear of the gravelled area a small shed housing a BBQ for the guest use. There are two gates leading from the patio area, one leads to the neighbouring property and the other gives access to a track of uneven tarmac and grass that leads to Howes Beck waterfall.

Conference and meeting rooms, Banqueting, Clubs. Entertainment - not available.

Bedrooms

All bedrooms are on the first floor accessed from the hallway by the stairs which consists of eleven steps that are 19 cm high x 24cm depth and 85cm wide. On the right hand wall of the stairs is a wall mounted handrail. At the top of the stairs to the right there is a step up of 21cm high leading to the bathroom and second bedroom. All bedrooms are carpeted in oatmeal coloured 100% wool Berber. All pillows, duvets and mattress protectors are anti-allergy and all bed linen is cotton.

Bedroom One - At the top of the stairs turn left and left again to doorway of 76cm wide x 179cm high hinged to the right. There is a 4ft 6 double divan bed with space to the left of the bed of 80cm and to the right of 90cm. The main light switch is to the left of the door and there are two bedside lamps.

Bedroom Two - At the top of the stairs turn right and right again through doorway of 73cm wide x 196cm high, hinged on the right. There is a 4ft 6in double bed with brass bedstead with slatted base, with space to the right of 120cm and to the left 60cm. Main light switch is to the left of the door and there are two bedside lamps

Bedroom Three - At the top of the stairs turn left and through doorway of 78cm wide x 180cm high, hinged on the left. There are two 3ft pine single beds, the bed to the right is against the wall and the distance between the beds is 180cm and the space to the left of bed two is a minimum of 56cm. Main light switch is to the right of the door and there are two bedside lamps.

Bathroom and WC

1st Floor bathroom At the top of the stairs turn right through a door 64cm wide x 194cm high, hinged on the right. The toilet seat is 43cm high and the space to the right is 30cm to the left 36cm. The pedestal wash basin is 85cm high with a mono lever tap. The bath is 52cm high, there is an electric power shower over the bath the height of the controls is 158cm and there is a glass screen fitted. On the right wall is an electrically heated towel rail, and the flooring is laminate.

Downstairs WC is accessed from the hallway by a sliding door, sliding from right to left, width 55cm x height 196cm. The toilet seat is 43cm high, with 22cm space on both sides. The wash hand basin is 79cm high, and there is an electrically heated towel rail to the right of the basin. The floor is tiled with quarry tiles.

Self-Catering Kitchen

The kitchen has two access points, firstly from outside down a step 12cm high, through the back door 80cm wide x 184cm high then down three steps 8cm high. The other access is via the hallway to the right through a doorway 72cm wide x 185 high. There is a further doorway 62cm wide x 177cm high leading through to the dining room via a small pantry and under stairs area.

From the hallway the nearest cupboard is 110cm from the door. The kitchen units are arranged in an L shape starting with an integrated slim line dishwasher then sink unit, integrated washer/dryer, two storage units

free standing electric cooker and last a further two storage units. Above the cooker there is an extractor hood with a double wall unit to each side. Opposite the cooker is a custom unit made unit housing a separate fridge and freezer, the distance between cooker and custom made unit is 97cm. Worktops are at a height of 94cm and a depth of 60cm as are the hob and sink. The double oven has a pull down door on the top oven with a handle at 78cm high and a door opening from right to left on the bottom oven. The highest shelf on both fridge and freezer is 55cm. All units have cream doors and side panels with solid beech block worktops. There is a fire blanket and extinguisher by the door leading to the hallway at a height of 140cm. The floor is tiled with quarry tiles with a runner on top.

Additional Information

A welcome pack is to be found in the dining room along with separate folders with manufacturers instructions, useful information and places of interest leaflets. Pets are welcome please inform us on booking if you intend to bring a pet with you. The premises are non smoking.

Contact Information

Address - Bill Entwisle/Caroline Entwisle
Aberdeen Cottage
Pilling Lane
Preesall
Poulton-le-Fylde
FY6 0HL

Telephone - 01253 811867
07900 270524

Fax - 01253 812837

E mail - bill@entwisle.co.uk Website - www.hollinview.co.uk

Emergency number - 07900 270524/01253 811867

Future Plans

Wi-Fi Internet Access

Oil fired Central Heating