

Access Statement for Brasscam

Introduction

Brasscam is a terraced house situated in the countryside in the Borrowdale valley near Seatoller. We have tried to provide as much information as possible in this statement, but if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- There is information about Brasscam on the Brasscam Websites or from Mrs Crockford at The Old Vicarage, Car Colston, Nottingham, NG13 8JG
- Bookings / enquiries can be made with Cumbrian Cottages online, other websites or via email, or telephone.
- The nearest bus stop is approximately 20 yards away.
- The nearest train station is Penrith 20 miles away. There are accessible taxis at the station.
- If you require this information in a different format, please contact Cumbrian Cottages via their website, email, or Mrs Crockford

Arrival & Car Parking Facilities

- There is a car parking area with enough room for 3 cars.
- On-street parking is not recommended, but is possible, giving closer access to the front door from a car.
- The car parking area is gravel covered hard-core and flat and even
- The entrance to the cottage at the front has 1 small step 11cm high, 23 deep, 89 wide. The door is 74 cm wide.
- Parking is approximately 40 metres away from the front entrance.
- The outside light beside the entrance door is switched on from the inside of the house in the porch.
- The key for the door is in the coded safety box – details of location and code will be sent to you prior to your holiday.

General Information

- The front door is 74 cm wide and the key hole lock 105 cm high.
- The ceilings are quite low as it is an old cottage, please take care in certain parts of the house, particularly on the stairs.
- The porch opens into the lounge with the kitchen accessed directly through a square arch. There is a rear porch with hooks for coats and boot racks and the back door. Stairs lead from the entrance hall to the first floor with 2 twin rooms and a bathroom. A second flight of stairs leads to the second floor with a double bedroom and an ensuite bathroom ; these stairs have a rail on one side only, part of the other side is open. The

stairs are 20 cm high, 76 cm wide and 21 cm deep ; the lower stairs incorporate one 90 degree corners and the upper staircase includes two 90 degree corners.

- Heating is oil fired central heating throughout. There is an open fire in the lounge, and radiators in each of the other rooms. Fuel for the fire is kept in the bunker in the rear yard, accessed through the rear porch.

Lounge

- Door width 80cm
- Chairs are movable with padded seats
- There is a free space of 1.6 by 2.45 metres clear of doors and furniture.
- Flooring is slate with a rug in front of the hearth
- Furniture is moveable
- One fabric covered double sofa, and four leather covered chairs for sitting.
- TV with remote control, Sky, DVD player, CD player with radio and tape.
- Bose Soundtouch wireless speaker
- Open fireplace with fire guard.

Kitchen and Dining area

- The worktop height is standard approximately 91 cm
- Oven door is drop down with hob above at standard height.
- The sink is standard height with cupboards underneath.
- Standard size front loading washing machine, tumble dryer (condenser-type) and chest freezer are provided in the outhouse in the rear yard.
- Lighting is 2 bulbs and shades on ceiling, with under unit lighting.
- 2.85 by 1.40 metres free space between all furniture and worktops.
- Good contrast between floor, cupboards and other surfaces.
- 2 Fridges are available in the kitchen
- Microwave .
- Flooring is slate.
- Dining area comprises one table (height 850 cm), one double bench and four dining chairs
- Smoke alarm fitted.

Landing

- Smoke alarm fitted.

Bedroom at the front on first floor

- Door width 69 cm.
- 2 single beds provided each 90 cm wide.
- Bed height 58 cm floor to top of mattress.
- Non-feather duvets and pillows provided.
- Largest transfer space available left or right of bed is 0.76 metres.
- Bed is moveable if more space is required at either side.

- There is a fitted wardrobe with hanging space, coat hangers and shelves.
- The bedside table is 61cm high.
- Largest free space clear of doors and furniture is 190 by 180 cm.

Bedroom at the rear on first floor

- Door width 69cm.
- 2 single beds provided each 90 cm wide.
- Bed height 58 cm floor to top of mattress.
- Non-feather duvets and pillows provided.
- Largest transfer space available left or right of bed is 0.32 metres.
- There is a fitted wardrobe with hanging space, coat hangers and shelves.
- The bedside table is 78 cm high.
- Largest free space clear of doors and furniture is 160 by 140 cm.

Bedroom on the second floor

- Door width 73 cm.
- Double bed width 160cm.
- Bed height 68 cm floor to top of mattress.
- Non-feather duvets and pillows provided.
- Largest transfer space available left or right of bed is 1.90metres.
- Bed is moveable if more space is required at either side.
- There is a fitted wardrobe with hanging space, coat hangers and shelves.
Bedside tables are 65cm high.
- Largest free space clear of doors and furniture is 190 by 300 cm.

Bathroom on first floor

- Door width 70cm.
- Bath and separate shower cubicle with width of 47cm. Non-slip mat provided in bath.
- Bath height is 50cm.
- Free space in bathroom free of doors and furniture is 1.60 by 1.00 metres.
- Toilet seat height 48cm
- Space to left of toilet is 20cm and open to the right.
- Flooring is tiled with a bath mat.
- Good colour contrast between floor walls and furniture.
- Space under the wash basin is free (no pipes or vanity unit).
- Heated towel rail and open shelving
- There is a light over the basin and a shaver point.

Bathroom on second floor

- Double doors, total width 92cm.
- Bath and separate shower cubicle with width of 47cm. Non-slip mat provided in bath.
- Bath height is 67 cm.

- Free space in bathroom free of doors and furniture is 2.25 by 1.96metres.
- Toilet seat height 43cm
- Space to left side of toilet is 22cm and open to the right.
- Flooring is tiled with a bath mat.
- Good colour contrast between floor walls and furniture.
- Space under the wash basin is free (no pipes or vanity unit).
- Heated towel rail and open shelving
- There is a light over the basin and a shaver point.

Grounds and Gardens

- Garden (grassed) area and patio with stone flags, table, chairs and BBQ to the rear of the property, beyond and next to car parking area.

Additional Information

- Information folder is produced in size 14 font.
- No mobile phone reception. There is a BT landline for use to other BT landlines. The nearest public phone box is at Seatoller about 3/4 mile away.
- The cottage is no smoking throughout.
- 1 dog is welcome, please inform us when booking.

Contact Information

- Please contact:
Cumbrian Cottages
Atlantic House, Fletcher Way, Parkhouse, Carlisle, Cumbria, CA3 0LJ.
- Telephone: Cumbrian: 01228 599960
- Email: enquiries@cumbrian-cottages.co.uk
- Website www.cumbrian-cottages.co.uk
- Hours of operation: Telephone lines open 9am-9pm Monday to Sunday (Saturday 9am-5.30pm)

Future Plans

We welcome your feedback to help us continuously improve. If you have any comments or suggestions please telephone Mrs Crockford on 01949 20724.