

# Access statement for 2 bedroom self catering unit - Drawell

## **Introduction**

Our self-catering cottage is a detached stone built property, built in the early 17th century. We have tried to provide as much information as possible in this statement, but if you have any queries please do not hesitate to contact us. We look forward to welcoming you.

## **Pre-arrival**

- We have a website and are also listed on several other sites.
- Bookings can be made direct to us via email or phone
- Cancellation policy sent to customer before arrival
- The nearest train station is 15 miles away, at Oxenholme, Kendal, there are taxis located at the station, but there is not a regular bus service nearby.

## **Arrival and parking**

- Luggage can be unloaded at the back of the property.
- There is parking for 3 cars.
- The back of the house is accessed through a gate which is 93cm wide then down a sloping concrete path with a 1:4 gradient.
- The entrance at the rear (main entrance) is level entry and the door is 112cm wide and hinged to the right the weatherboard is 3cm high across the doorway.

## **Lounge/ dining area**

- The lounge has a door to the kitchen (width 83cm), stairs door (width 69cm) and a door to the pantry (width 75cm)
- Also the front and rear doors are accessed from the lounge rear door (93cm wide) and front door (90cm wide)
- Two easy chairs provided with arms, and a three seater sofa also with arms, all are moveable.

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- Dining table is round (74cm high) with a central pedestal leg. Four wooden dining chairs with padded seats and no arms all dining furniture is moveable.
- Teletext TV provided with freeview both have remote controls (also provided VHS video, and CD radio player).
- Flooring carpet.

## **Self catering kitchen**

- Kitchen entrance is from lounge door 83cm wide and then down a 7cm step.
- Worktop height is 92cm.
- Oven door opens out, hinged to left.
- Sink is 92cm high.
- Cooker hob is 90cm high.
- Flooring is vinyl.
- Breakfast table provided 73cm high and wooden stools 45cm high all are moveable.
- Washer under worktop.
- Lighting is a ceiling spot lights
- Fridge shelves range 43cm - 64cm high

## **Larder**

- Entrance from lounge, doorway 75cm wide
- Small deep freeze available 79cm high with three drawers
- Pantry shelves range from 114cm high to 183cm high

## **Bedrooms**

- The bedrooms are accessed via a staircase with hand rail to the left hand side when going up
- There are 12 steps which are 17cm deep
- Double room has a king sized bed height 58cm. There is 140cm and 96cm space at either side of the bed, bed can be moved either way.

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- Door width is 73cm
- Twin room has two 3ft beds which are both moveable both beds are 58cm high, total space between beds is 83cm and the space from the wall to the beds is 98cm and 130 cm, but this can be adjusted by moving the beds.
- Door width 73cm

## **Bedroom general**

- Duvets and pillows provided in both rooms
- Poly cottong sheets, duvets covers and pillow cases

## **Bathroom**

- Accessed by door 89cm wide and down a 21cm step
- Bath with seperate shower cubical
- Bath height is 53cm
- Shower cubical step into it 23cm and cubical has sliding door entry. The cubical is 73cm by 73cm.
- No hand rails provided
- Flooring is vinyl

## **Grounds and garden**

- Garden to both front and rear. Front garden with lawn, flower beds and patio area.
- Rear sloped lawn with 1:4 gradient

## **Contact information**

Address: Drawell, Howgill, Sedbergh, Cumbria, LA10 5HX

Contact Janet or James Postlethwaite on 015396 21529

We welcome any feedback to help in the running of our self catering holiday cottage.