

## Access Statement for Primrose Cottage, Keswick

### Introduction

Primrose Cottage is an 1850's stone built terraced cottage on a residential street, approximately 500m from the Moot Hall, which sits in the centre of Main Street, Keswick.

### Pre-Arrival

- A website provides details of the cottage, including photographs of principal rooms.
- Bookings /enquiries can be made directly from the website via email, or via telephone or by letter.
- All guests are provided with written directions to the cottage.
- The nearest bus stop is on the Penrith Road approx. 50m away.
- The nearest railway station is in Penrith. Bus services are available between Penrith and Keswick.
- Davies taxis offices are 100m away in Helvellyn Street.

### Arrival & Car Parking Facilities

- The cottage is on a residential road and therefore it is possible to drop off at the front door of the cottage. However it is possible that car parking will not be available either directly outside the cottage, or within 15m of the cottage. This is particularly the case at busy times, for example on market days (Thurs and Sat).
- Allerdale Borough Council is responsible for the pay and display car parks in Keswick. In addition a free Parking Disc system operates in some areas of the town, giving up to 2 hours parking (individuals signs confirm exact time). Discs are available free of charge from the tourist information office in the Moot Hall, and are often left by previous guests in the cottage.

### Main Entrance & Reception

- Access to the cottage from the street is via the front door. The key for this door is collected by guests on arrival approximately 200m from the cottage, as detailed in the confirmation of payment letter. There is vehicle access to the collection point.
- The front door is of standard width and gives level access to a small tiled lobby, from which the door to the lounge is on the left and the stairs straight ahead.

## Downstairs Living Areas

- The lounge carpet is a short pile wool mix.
- The door from the lounge to the kitchen / dining room is of standard domestic dimensions.
- The flooring throughout this area (and extending to the utility area and downstairs bathroom) is riven (uneven) slate.
- Access to the rear, paved garden is via one of 2 external doors (double opening french doors or backdoor), each of which has a single step down.

## Kitchen/Dining room

- The fitted kitchen is of standard domestic construction (e.g. height of work surfaces/sink/hob) please refer to photographs

## Utility Area

- A front loading washer/dryer is provided in a large cupboard off the lobby area between the kitchen and bathroom
- The dishwasher is next to the washer/dryer
- An internal hanging/drying rail is placed at standing head height above the dishwasher/washing machine.

## Bathroom (Downstairs)

- The bathroom is accessed by 2 doors (one into a lobby area and then the bathroom door). The bathroom door is narrower than other doors in the cottage and opens into the bathroom.
- The bathroom comprises a standard 3 piece suite, with an over bath shower. The available floor area does not lend itself to assisted bathing.

## Bedrooms (upstairs)

- Access to upstairs is via the staircase leading from the lobby immediately behind the front door.
- A hand rail is in place on the left hand wall for approximately 2/3rds of the way up. A banister rail and spindles complete the remaining distance.
- The landing gives access to the WC and both bedrooms

### Main bedroom

- A standard door opens into the room.
- Flooring is stripped and polished floor boards, with bedside rugs.
- Access is available to both sides of the king-size bed, however this is greater on the side of the bed where the door is (please refer to photographs).
- Bedside lamps available by each side of the bed.

### Second Bedroom

- A standard door opens into the room, which is carpeted with a short pile wool mix carpet.
- There are twin 3' single beds.
- Each single bed is against the wall. The distance between the beds is approximately 1m.
- A beside lamp is accessible to all sleeping positions.

### Upstairs WC and Basin

- This is accessed from the landing at the top of the stairs, via a slightly narrower than standard and outward opening door
- The WC is a standard pan and low level cistern with approximately 20cm either side (wall to one side and vanity unit to the other).

### Garden

- Access to the rear, paved garden is via one of 2 external doors (double opening french doors or backdoor), each of which has a single step down.
- The garden is paved, however access beyond the seating area may be limited by planting (please refer to garden pictures).

### Additional Information

- Well behaved dogs are welcome if arranged at time of booking.
- The premises are non Smoking.