

Access Statement for The How Cottage in Patterdale

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

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Introduction

The How Cottage is a detached bungalow built in 1979 of block construction with Lakeland Stone Cladding. We provide ground floor self catering accommodation for 3 people in one double and one single bedroom. There is a bathroom with sink, toilet, heated towel rail, bath and overhead shower. There is also a living room with sofa, armchair, dining table and chairs, wood burning stove and TV/DVD. The level of accessibility reflects the character of the property and the age it was built. The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavour to help. We are located on the edge of Patterdale 200 metres from the local shop and local pub. We are just off the main A592 road.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01768 482474 or [email us](mailto:stay@patterdalecottage.com).

Pre-Arrival

The west coast train line station at Penrith is 30 minutes by taxi. You can also catch a bus from Penrith to Patterdale. The How Cottage is 5 minutes walking distance from the bus stop in a southerly direction. Note that there is no pavement for the last 20 metres of this and you need to cross the road several times to stay on the pavement.

- We do have a website www.patterdalecottage.com
- We can be contacted by phone (017684 82474) or e-mail (stay@patterdalecottage.com)
- We are just off a main road which is paved until approximately 20 metres from the cottage
- Information regarding local services for disabled people can be obtained upon request

Car Parking and Arrival

Keys are normally picked up from Barco House next door to the bungalow. However we always come with you to show you around the bungalow and will happily meet you at the bungalow by prior arrangement.

On Arrival to the property there is parking on the driveway immediately in front of the bungalow. There is also further parking on a pull in area in front of the gates of the bungalow.

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The driveway surface is tarmac, gently sloping but uneven. Access to the property is then via the back door which is reached round the side of the bungalow over Lakeland stone paving slabs which can be slippery when wet. The distance from the driveway to the back door is approximately 4 metres.

The back door is approached by 2 steps 10mmX1250mm and 40mmx1000mm. There is then the door threshold which is 30mmx800mm

The door opening is at least 800mm

Inside the Bungalow

The floor is covered with a short pile carpet, except for the kitchen and bathroom which have laminate clip flooring. The bungalow is evenly and well lit with outside lights operated from a switch inside the front door. All light switches are 1360mm from the floor. The windows are all double glazed.

Entrance Corridor - This area is level through out and is 740mm wide at its narrowest point by one of the night storage heaters.

Double Bedroom – Entrance to this is 540mm wide. Access into the room is round the side of the King Sized bed offering a 470mm access route. There is 500mm space at either side of the bed. The bedroom also has side and rear windows, 2 bedside tables with lamps, a small wardrobe, chair and chest of drawers.

Single Bedroom – Entrance to this is 570mm wide. Full access is available to the bed which is located on the far side of the room under the window. The bedroom also has a small wardrobe, chest of drawers, bedside table with lamp and chair.

Bathroom – Entrance to this is 530mm wide. The bathroom has a sink (800mm), w/c (410mm), panel bath with shower screen (510mm high, 840mm wide access next to shower screen) with overhead electric shower. There is also a heated towel rail. There are no lever taps. The floor is laminate floor tiling.

Living Room – Entrance to this is 820mm wide. The living room has a 3 seater leather sofa, leather armchair, dining table and 2 chairs. There is a wood burning stove, TV, DVD player, Books games and DVDs. There are also full height sliding patio doors to the front of the property. These can be accessed from the front garden via 2 steps (90mmx770mm and 90mm x 265mm) and then the door threshold (390mmx160mm).

Kitchen – Entrance to this is 550mm wide at the narrowest point. The kitchen has a worktop around at a height of 600mm. There is a sink with lever taps, cooker, microwave and toaster (on the worktop), small fridge with ice box and dishwasher. Cupboards are at ground level and above the worktop. The floor is laminate floor tiling.

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Additional Information

- Low energy light bulbs are used throughout.
- Mobile phone reception is currently for Vodafone only
- There is a centrally wired heat and smoke detector in the corridor and a carbon monoxide alarm in the living room. Fire extinguishers are supplied by the back door and in the Kitchen.
- The bungalow is no smoking.

The nearest doctors is at the [Glenridding Health Centre](#) 017684 82297. The nearest Hospital is Penrith Hospital, Bridge Lane, Penrith, CA11 8HX Tel: 01768 245317

Contact Information

Address (Inc postcode):	The How Patterdale Cumbria CA11 0NW
Telephone:	01768 482474
Email:	stay@patterdalecottage.com
Website:	www.patterdalecottage.com

If you require further clarification on any of this information please do not hesitate to contact us using one of the methods above.