

# **ACCESS STATEMENT FOR HAISTHORPE BED & BREAKFAST ACCOMMODATION**

## **Introduction**

We aim to cater for the needs of visitors in our home based 6 bedroom bed and breakfast. 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.

## **Pre-Arrival**

- There is a bus stop in Ellerthwaite Square, 3 minutes walk away and there is a frequent bus service.
- The railway station is 10 minutes away by foot or 2 minutes by taxi.
- There is a local taxi service that has accessible taxis if required.
- Menus can be provided in large print by prior arrangement.
- You can contact us via phone 015394 43445, email [haisthorpe@clara.co.uk](mailto:haisthorpe@clara.co.uk) or post: Haisthorpe Guest House, Holly Road, Windermere, Cumbria, LA23 2AF.

## **Arrival & Car Parking Facilities**

- On arrival at the front of the property there is one step (7cm) up from the street then an even concrete path to the front door.
- There is limited roadside parking at the front of the house on either side of the road (pay attention to double yellow lines marked on this road). Between 6pm and 9am overnight parking is also available on Broad Street public car park situated between Holly Road and Broad Street (entrance is on Broad Street).
- Our car park is at the rear of the property with 3 marked parking bays, situated upon evenly surfaced tarmac. From the car park situated on Woodland Road, to enter the front door guests have to turn left out of the parking area, walk up the short hill and turn left to enter Holly Road, Haisthorpe is the third house along, look out for the sign in the front garden. The total distance is 55 meters.
- We are happy to assist guests with luggage.
- The village is a few minutes walk from Haisthorpe.

## **Main Entrance & Reception**

- The front door has one step 11.5cm high.
- The front door bell is to the right of the outer doors 84cm from the ground.
- The outer doorway is 123cm wide.
- The inner doorway is 91cm wide.

- On entry into our home the hallway has open space of 202cm x 232cm.
- The hall flooring is short pile carpeted with a homely feel.
- There is

### **Public Areas - WC**

- Bedrooms are en-suite but there is no public WC.

### **Dining Room**

- Breakfast is served in the breakfast room on the ground floor.
- The doorway to the dining room is 83cm wide
- Furniture is flexible and can be moved on request.
- Tables have underspace of 73 cm high by 112cm minimum width and height of 75 . 77 cm. None of the chairs have arms and can be moved to accommodate.
- Menus can be provided in large print by prior arrangement.
- Warmly decorated with a comfortable short pile carpet.

### **Staircase**

- The staircase is 83cm wide with a banister on the left only. Each step is 17cm high and 27cm deep.
- The flooring on all stairs and upstairs corridors is short pile carpet.
- There are 14 stairs to a mezzanine landing followed by one large step (25cm high) to Room 1. From the mezzanine landing there are a further 3 stairs to the first floor landing and bedrooms 2, 3 and 4.
- From the first floor landing there is a staircase with a banister on the left only and 3 turns to the second floor. This staircase of 15 steps is 73cm wide. Each step is 18cm high and 25cm deep.
- The second floor landing is 103cm x 91cm with access to bedrooms 5 and 6.

### **Bedroom 1**

- The doorway is 71cm wide and the en-suite doorway is 66cm wide.
- A double bedded room.
- At least 75cm routes within the bedroom to one of the bedsides.
- The bed surface is 65cm high.
- Television with remote control
- A two seater sofa is provided in the room.
- Fitted short pile carpet on the floor.
- The 58cm wide doorway to enter wardrobe/dressing table area (92cm wide x 155cm deep) is on the left hand side of the bed.

- **There is an en-suite shower room.** From the wardrobe area there are two more steps up to the bathroom 16cm high and 26cm deep through a 58cm wide doorway. Shower is in the bath, the bath is 57cm high. The toilet has no side transfer access and is 45cm high.

## **Bedroom 2**

- The doorway is 78cm wide and the en-suite doorway is 74cm wide.
- A double bedded room.
- At least 74cm routes within the bedroom to one of the bedsides.
- The bed surface is 55cm high.
- Television with remote control.
- Fitted short pile carpet on the floor. And decorated in a little and airy manor.
- **There is an en-suite shower room.** Doorway to the bathroom is 66cm wide. The flooring is fitted vinyl. The basin is 86cm high. The toilet has no side transfer access and is 45cm high. There is a 20cm step up into the shower cubicle.

## **Bedroom 3**

- The doorway is 79cm wide and the en-suite doorway is 73cm wide.
- A double bedded room.
- At least 74cm routes within the bedroom to one of the bedsides.
- The bed surface is 52cm high.
- Television with remote control. Fitted short pile carpet on the floor.
- **There is an en-suite shower room.** Doorway to the bathroom is 56cm wide. The flooring is fitted vinyl. The shower cubicle door is 53cm wide has a step/edge of 20cm high and is 70cm x 70cm internally. The basin is 82cm high. The toilet has no side transfer access and is 45cm high.

## **Bedroom 4**

- The doorway is 52cm wide and the en-suite doorway is 60cm wide.
- A spacious single.
- At least 99cm routes within the bedroom to one of the bedsides.
- There is a minimum of 40cm at one point between foot of bed and access to ensuite.
- The bed surface is 55cm high.
- Television without remote
- Fitted short pile carpet on the floor.
- **There is an en-suite shower room.** The flooring is fitted vinyl. The shower cubicle doorway is 56cm wide and has a step/edge of 20cm

high and is 75cm x 75cm internally. The basin is flat fronted has clear underspace and is 81cm high. The toilet is 44cm high.

### **Bedroom 5**

- The doorway is 71cm wide and the en-suite doorway is 66cm wide.
- A double bedded room.
- Situated on the second floor.
- Featuring an eye-level window with a panoramic view.
- At least 33cm routes within the bedroom to the side of bed and the dressing table.
- The bed surface is 52cm high.
- Television with remote control.
- The floor is short pile carpet.
- **There is an en-suite shower room.** Doorway to the bathroom is 68cm wide. The flooring is fitted vinyl. The shower cubicle is 51cm wide in the doorway and has a step/edge of 20cm high and is 72cm x 74cm internally. The basin is 89cm high and the toilet is 40cm high.

### **Bedroom 6**

- Family room . one king size bed which can also be converted to twin beds and one single bed.
- Situated on the second floor
- Featuring superb views over the town, towards the lake.
- Large sofa and dresser, television with remote control
- A thick, comfortable carpet and tasteful décor.
- Doorway to the room is 76cm wide.
- **There is an en-suite shower room.** The en-suite doorway is 68cm wide. A 20cm step into the generously sized shower including 6 shower jets as well as the main showerhead, measuring 52cm wide at the entrance. The toilet is 44cm high and the basin is 59cm high.

### **Grounds and Gardens**

- We have a small, enclosed well maintained front garden, including a bench for guests to use.
- There is a local park 100 metres walk from the B&B featuring a

### **Additional Information**

- Assistance dogs are welcomed.
- Mobile phone reception is generally good.
- The Fire Alarm is tested at mid-day every Sunday

- We are able to use the front and back doors in the need of evacuation, the fire alarm siren sounds continuously if evacuation is needed. If you require more assistance e.g. hearing impairment for evacuating please notify us on arrival.
- We are happy to store a limited amount of hired equipment.
- We **do not** allow smoking in the house or the garden facilities.
- There is a small fridge in the dining room for the use of guests.
- Medication can be stored in our main fridge (not available 24hours).