

## **Access statement for Grove Cottages, Ambleside**

### **Introduction**

There are 5 properties collectively known as Grove Cottages, all situated on Grove Farm, Stockghyll Lane, Ambleside. Four of the cottages have been converted from a single traditional Lakeland stone barn, the fifth being the farmhouse itself.

### **General Statement**

All properties have stairs, which guests must be able to negotiate in order to access sleeping/kitchen/living areas. None of the properties could be said to be suitable for guests needing to use a wheel chair.

Whilst we do have some guests who arrive by train, bus or taxi and are prepared to do lots of walking, having a car is strongly recommended.

### **Pre-Arrival**

We have an extensive website, with diagrams of the floor/room layout, and pictures of many of the rooms as well as the garden areas. We can print off sections of the website and post to prospective customers should they not have access to the internet.

Bookings can be made directly via the website, or by telephone/mail.

All guests are provided with clear instructions on the location of the properties, and a plan of the site itself.

The nearest bus stop is in Ambleside, 1.4 miles away. The nearest train station is in Windermere, 4.4 miles away.

This access statement is available on our website. Hard copies can also be provided upon request.

### **Arrival & Car Parking Facilities**

12<sup>th</sup> December 2009

The cottages are all situated at the end of the paved section of Stockghyll Lane, approx 1.4 miles from the centre of Ambleside. The road is single track tarmac and is steep in places. There are passing places along the route. The total climb from Ambleside centre to the cottages is approx 500 feet.

There is a large tarmac car parking area directly opposite the cottages. Cars are parked approximately 15 metres from the cottage front doors.

Staff are on site to meet guests between 15.00 and 17.00 on Fridays and Saturdays, which are the regular arrival days. Staff may be on site to meet arrivals at other times by appointment. For guests arriving outside these times, cottage keys are held securely on site for collection by guests. Guests are briefed on the collection procedure prior to arrival.

### **Reception Area & Gardens**

There is an unmanned reception at the farm, directly adjacent to the car park. There is one 6" step up into the building. Information on local attractions, events, walks etc. is displayed on notice boards. The information is updated regularly, and a weather forecast for the coming week is posted here also.

The gardens can be accessed by Little Grove & Middle Grove directly. Access from High Grove and Grove Corner is by a small flight of wooden steps and through a hand gate. The patio area is laid with local stone and is naturally uneven. The mown grass areas are steeply banked in places, and there are several unguarded drops of several feet.

### **Farmhouse**

The farmhouse is accessed down a short alleyway from the car park. Cars can be parked at the top of the alleyway for unloading. There is approx 3" step down onto the alleyway and then over a 2" step into the utility room, which has a stone flagged floor. There is a washing machine and tumble drier. A 2" drop leads into the main entrance hall. There is a toilet with hand basin off to the left. To the right is the snug, with 2 x 2 seat sofas (moveable). There is also a log burning stove and a nest of tables. The main lounge area is also accessed from the entrance hall. This contains a four seat sofa, a 3 seat sofa and a single tub chair, all of which can be moved. There is also a low coffee table and log burning stove. Off this room is accessed the sun room, which is equipped with two seat and two single seat wicker chairs. These are placed against the wall with approx 2 feet walkthrough space. There is approx 9" step in the entrance hall which leads into the kitchen. The kitchen has a low level dishwasher, with a fridge freezer with fridge over. The top shelf of the fridge is at approx 5 feet high. There is a kitchen table with 4 chairs and several wooden stools. There is approx 4

feet clearance around the table. The kitchen leads directly into the dining room. The dining room is carpeted, with a wooden table and 10 chairs.

The stairs can be accessed either from the dining room on the flat, or up one 6" stair from the main living room. There are 10 standard sized stairs with a hand-rail on the right (when ascending). On the right at the top of the stairs there is a 3" step into a double bedroom which can also be configured as a twin if required. There is approx 3 feet either side of the bed as a double. There is an en-suite shower room with toilet and sink. The shower has a hinged glass door with a 6" step to access. Back onto the landing there is another 4" step up to continue along. The next double room on the right has approx 5 feet clearance either side of the double bed. There is also a sofa bed for occasional use, with access from one side only when used as a bed. Next along the landing is the family bathroom. This is very large, with a bath with shower over with folding Perspex screen. The bath is approx 20" high. There is also a sink and toilet in here. Across the landing is the twin room, with two standard sized singles. These have access from one side only. The final room is the master bedroom, which has a double with at least 5 feet of clearance at either side. Here there is also a single sofa bed for occasional use which, again, can only be accessed from one side when in use. There is a single 6" step up into the tiled bathroom. This has a bath with shower over, approx 20" to climb into bath. There is also a toilet and hand-basin in here.

### **Little Grove**

Little Grove is accessed through two doors from the car-park, and occupies the upper level of the barn. A flight of 12 standard stairs with a banister on the right hand side (when ascending) leads to Little Grove. There is a small area for hanging coats etc. at the bottom of the stairs. The Lounge area has a double sofa and tub chair, which can be moved, along with a leather pouf. There is a wood burning stove also. The shared patio garden can be accessed via a door from the living room down a 6" step. The open kitchen is accessed from the living area via a step. There is a fridge freezer with fridge over in the kitchen.

The double bedroom has approx 3 feet clearance at either side of the bed. This leads into the bathroom, which is equipped with a bath with shower over. The bath is approx 20" high. There is a regular sized hand-basin and toilet in the bathroom also.

### **Middle Grove**

Middle Grove is accessed by a single step, approx 6" high, through the front door directly from the car park. Downstairs there is the lounge, dining and kitchen area. The lounge has 1

double sofa and 2 single seat sofas which are all moveable. The round dining table has four chairs. The kitchen has a low level dishwasher, and a fridge freezer unit with the fridge over. A microwave is at high level on top of the fridge freezer. There is a combined washing machine and tumble drier in a cupboard under the stairs. The ground floor is all carpeted except for the galley kitchen area, and is completely flat.

There are 13 normal size stairs with a banister along the left hand edge (when ascending) leading onto the upstairs landing. The shared garden area can be accessed from the landing through a door over a 6" threshold. The double bedroom has two standard sized single beds, which are pushed against the wall and can be accessed from one side only. There is approximately 4 feet in between the 2 beds. In the double bedroom there is approximately 30" either side of the bed. There is a shared shower room with toilet and hand basin. There is 6" threshold to clear to access the shower, and the sliding shower doors leave an opening of approx 18". The upstairs is all carpeted and completely flat.

### **High Grove**

High Grove is accessed directly from the car park via approx 6" step. The lobby corridor is approx 4 feet wide, with 2 steps up from a slate floor onto a lino floor. The double bedroom is accessed from the lobby. It has approx 3 feet room either side of the bed. This leads to the bathroom, with a bath/shower over. There is approx 20" step-over into the bath/shower. The twin room is also accessed from the lobby, and shares the same bathroom via a separate doorway. Both single beds have access from one side only. It is also possible to erect a travel cot in this room also if required.

There are 12 regular wooden stairs with carpet inserts leading to the living, kitchen and dining areas upstairs. There is a banister on both sides. In the wooden floored kitchen area, there is a round wooden dining table with four chairs, and a large kitchen area with low level fridge, dishwasher and freezer. At the other side of the room is the lounge area with a 3 seat and a 2 seat sofa, both of which are moveable. There is a low coffee table also. The lounge area is carpeted. A narrow flight of 11 steep stairs leads from the living area to the mezzanine floor. On this floor is a table, sofa bed and reading lights.

### **Grove Corner**

Grove Corner is accessed down the side of the barn. Cars can be reversed up to the door for unloading. The front door is accessed by a step approx 2" high, which leads into the tiled entrance hall. The one double bedroom is accessed from the hallway. There is approx 3 to 4

feet of room either side of the bed. There is also room for an occasional single 'z' bed to be placed in the room along the wall side in a small alcove. This is generally suitable for children. The tiled floor en-suite shower room also has a toilet and sink. The shower has a 9" threshold, and the concertina doors open approx 2 feet wide. The downstairs area is a mixture of carpeted and tiled, and is completely flat.

There are 11 regular sized wooden stairs with carpet inserts leading to the living room, kitchen and dining area. There is a single 90 degree right hand turn half way up the stairs, with a balcony along the right hand side (when ascending). There is a 3 seat sofa and a single seat sofa in the living area, both of which can be moved. There is also a low coffee table. There is a small wooden dining table with 3 dining chairs. The kitchen area is very spacious, with a dishwasher, fridge and freezer all at low-level. Upstairs is all pine boarded and completely flat.