

## Access statement for High Rigg self-catering cottage

### Introduction

High Rigg is a semi-detached property built in approx. 1970 with access to the front. We have tried to give as much information as possible in this statement, but please contact us if you have any queries, we are happy to help, and look forward to welcoming you.

### Pre-Arrival

- \* We have a website at [www.brackenrigg.com](http://www.brackenrigg.com) with full details, internal and external views.
- \* Bookings & enquiries can be made by phone, email or post
- \* The nearest bus stop is a quarter mile away at Shoulthwaite Farm
- \* The nearest train station is at Penrith 18 miles away. There are regular buses that travel from Penrith to Keswick. The no.555 bus will then take you to Shoulthwaite Farm. Taxis will also collect from the station.
- \* Tesco.com will deliver to Brackenrigg if you are set up to use their internet service. The Co-op in Keswick will also deliver groceries.

### Arrival And Car Parking Facilities

- \* Luggage can be unloaded at the bottom of the steps leading to the front door of High Rigg
- \* There is ample parking on our gravel drive
- \* There is a flight of steps with a rail on the left hand side leading to the front door. There are 9 steps altogether; 24cm high, 28cm deep and 90 cm long. There is a path of about 2m to the front door.

- \* There is a further step of 23 high, 19 deep and 90 cm long at the front door. The door hinges to the left and is 83cm wide. The front door opens into a carpeted porch. There is a further inner door 155cm from the front door of 80 cm width also hinging to the left.
- \* The inner door has a weather board 5cm high
- \* There is a second access to the rear of the cottage through patio doors. The path leading from the flight of steps at the front is slightly uneven (old paving slabs)
- \* The patio door entrance has a step 30cm high, 62cm wide and 250cm long. The patio door opens to 90cm wide.

### Hallway

- \* The hallway leads to the lounge/dining area, the sitting room. There is also a wc/shower off the hallway
- \* The hallway is 3.5m long and 86cm wide at its narrowest

### Downstairs W/c & Shower

- \* The door to the shower/wc is 62cm wide and opens into the hallway, with hinge to the left.
- \* The access to the shower is 53cm wide at its narrowest.
- \* The shower base is 19cm high
- \* The shower itself is 70cm square

### Downstairs Sitting Room/5<sup>th</sup> bedroom (double sofabed)

- \* The width of the sitting room door is 70 cm
- \* The sofabed has a properly sprung mattress
- \* Access around the sofabed when out is 95x65x100
- \* There are bedside tables with lamps and a wardrobe

### Lounge/Dining Room

- \* The door to the lounge/dining room from the hallway is 76cm wide
- \* The dining table is 72cm high. There are 8 armless padded dining chairs, and a further two available if required.
- \* Access around the dining table is 130x100x100x200
- \* All the furniture is moveable. The two sofas have ample non-feather cushions
- \* The large screen TV has DVD/Video and Skyplus. There is a stereo CD player with radio

### Kitchen

- \* The kitchen door is 75cm wide
- \* The units are 90cm high. Wall units start 43cm from the work surface
- \* Fridge/freezer is freestanding with the freezer below the fridge
- \* The hob is at base unit height
- \* The double oven starts 80cm from the floor and has pull down oven doors
- \* There is a microwave on the work surface top, a washer/drier and dishwasher both front loading

### Stairs

- \* The stairs run from the dining part of the lounge/dining room.
- \* There are 2 steps each 78 wide and 11 cm high, then a landing area of 100cm square, then a further flight of 11 steps each 11cm high by 78cm wide. There is a banister rail to the left.

### Bedrooms

- \* There are 4 bedrooms, 2 double, 2 twin each opening off the landing.

- \* The bedroom doors are each 75cm wide
- \* Each bedroom has a handbasin
- \* Duvets and pillows are non-feather & polycotton

### Bathroom

- \* The upstairs bathroom has a shower over the bath, wc and handbasin
- \* The bath is 54cm high and has holding rails inset into the bath sides

### General

- \* Close pile carpets throughout, except kitchen which has vinyl flooring.
- \* Information folder is 12 font. Larger font available on request.
- \* No mobile phone reception, but we will make calls for you to book taxis, restaurants, leisure activities, & in an emergency.
- \* High Rigg can use our wireless connection. Please ask us for the access number.

### Outdoor Facilities

- \* Brackenrigg is set in 5 acres of grounds including woodland (rough and sloping paths), gardens (one large flat picnic lawn surrounded by borders) and sloping banks. High Rigg has its own semi-private (unfenced) sloping lawns and patio area.
- \* There is a ball play paddock with access from the gravel drive through a snicket in the drystone wall. There is a step down from the snicket. The paddock is rough but mown grass.

### Pets & Smoking

\* We do not allow pets and are non-smoking