

# **Access Statement for Croft Corner at Croft House Holidays**

## **Property:**

Croft Corner at Croft House, Applethwaite, Keswick, Cumbria. CA12 4PN

## **Introduction**

This self catering property is located at Croft House and is part of this Victorian country house surrounded by farmland just outside the village of Applethwaite. The accommodation is entirely on the ground floor.

We have tried to provide a detailed picture of the property in this access statement but if you have any queries do please contact us and we will be very pleased to consider the property with your particular requirements in mind.

In this document all door widths are clear widths.

## **Pre-Arrival**

We have a website – [www.croftouselakes.co.uk](http://www.croftouselakes.co.uk)

Bookings/enquiries can be made via the website or by telephone 01 7687 73693 or by email – [holidays@croftouselakes.co.uk](mailto:holidays@croftouselakes.co.uk).

The nearest bus stop is at the foot of the lane leading into Applethwaite at the junction with the A591 – 400 metres away.

Keswick is the nearest town and is just over one mile (2 kms) away.

The nearest train station is 18 miles (30 kms) away on the outskirts of Penrith.

The nearest taxi rank is in Keswick at the Booths supermarket. Taxi company telephone numbers are provided in the property.

The Red Cross in Carlisle can make wheelchairs available for your stay for a nominal charge. Booths supermarket has a comprehensive range of products . Keswick also has a small Coop supermarket. There are two shops that sell groceries and which stay open until late – the Spar shop on Shorley Lane and Open All Hours on St John's Street. Telephone numbers for all these are provided in the property.

Tescos will make grocery deliveries via their internet shopping scheme. You will need to give the exact postal address of the property – see above and arrange for delivery when you know you will be at the property.

## **Arrival and Car-parking Facilities**

The entrance to Croft House grounds is via a five bar gate off the lane. This gives access to the car parking area which is gravelled and level.

There is level gravelled pedestrian access through some inner gates to the entrance door for the property. From the car park to the entrance door is about 40 metres.

Cars can be parked near the inner gates temporarily to unload luggage reducing the distance to the entrance to the property to 20 metres. Croft Corner has one parking space in the car park – this is not allocated and guests may take whichever space is available.

## **Main Entrance**

The entrance door is directly into the kitchen of the property. There is a 3 cm step and

the threshold is 9 cms up and 3 cms down to the floor level. The entrance door is 78 cms wide.

### **Public Areas General (Internal)**

The property does not have any public areas.

### **Public Areas – WC**

None.

### **Self Catering Kitchen**

Worktop height is 89 cms. Slot-in electric double oven cooker. Main oven door is hinged at the left hand side. Top oven door is drop down with a grill. Sink is 89 cms high with drainer to left hand side. Flooring is vinyl with mats.

Under worktop larder fridge with freezer compartment.

### **Dining Room/Lounge**

There is a door from the kitchen into the dining room/lounge. This is 76 cms wide.

Table – circular with a central pedestal with three feet. Height 74 cms, diameter 90 cms. This table is under the window and against the wall at this point.

Two dining chairs – moveable – pine without arms but do have seat pads. A further dining chair is located in the bedroom.

Flooring is short-pile carpeting fitted at door from kitchen and at door into bedroom with a carpet strip.

Settee seating two persons. Wing back armchair. Both of these are moveable. Non feather scatter cushions are provided.

Combined Television and DVD player, stereo with CD player – all with remote controls provided.

### **Ground Floor Double Bedroom**

Non feather duvets and pillows are provided.

Duvets of winter and summer weight are provided.

Sheets, duvet covers and pillow cases are all poly-cotton.

There is just one double bedroom. This is reached from the dining room/lounge via a door 74 cms wide. There is a 10% slope down at the doorway for 30 cms. A double bed is provided – 4ft 6ins wide (137 cms ). Bed height is 58 cms from floor to mattress top. Bed has canopy and therefore cannot be moved. There is 95 cms clear space at the foot of the bed and 82 and 105 cms clear space at the sides of the bed.

Bedroom also contains the third dining chair and a pine rocking chair. Ancillary furniture comprises two single wardrobes and two bedside chests of drawers together with two further chests of drawers.

Flooring is short pile carpet fixed at door to dining room/lounge and at door to bathroom.

### **Ensuite Bathroom**

This ensuite bathroom is accessed from the bedroom via a door 71 cms wide.

Bath with detachable, flexible shower over. Height of bath edge is 65 cms. Bath is positioned along one of the walls and a grab handle is provided on wall over centre of the bath edge. Rubber bath mat is provided.

Vinyl flooring to bathroom. Wash basin – height from floor is 80 cms and internal dimensions are 43 by 30 cms. Toilet seat height is 44 cms. The minimum space in front of the toilet and basin is 97 cms and besides the bath is 190 cms.

### **Ground and Gardens**

Property has a garden comprising flower beds accessed by gravelled paths and areas. There are two water features – one is a cascade and the other is a small pond.

### **Laundry**

There is a separate laundry room which guests at Croft Corner are able to use. This is accessed via a gravel and flag path from the gravelled area near the inner gates and has one 9 cms step up into it. Door width is 67 cms and the floor is concrete.

Washing machine and tumble drier are provided. Both are front loading.

### **Outdoor Facilities**

A shared sitting area/children's play area is provided. The area is grassed and is reached via two small gardens over a gravel path though the first and then via slabs set in grass through the second. There is a rotary drier. A play tower is provided for young children.

### **Additional Information**

The property has a blue file of information about the property and the local area. The property has reasonable mobile phone reception. A travel cot and high chair can be provided.

### **Contact Information**

Address: Croft House, Applethwaite, Keswick, Cumbria. CA12 4PN  
Telephone: 01 7687 73693 or 0044 17687 73693 from outside the UK.  
Fax: None

Email: [holidays@crofthouselakes.co.uk](mailto:holidays@crofthouselakes.co.uk)

Website: [www.crofthouselakes.co.uk](http://www.crofthouselakes.co.uk)

Hours of operation: Properties are available throughout the year. Phones are answered when Jan and David Boniface are available.

Local Public Transport Telephone Numbers: Currently provided in the properties

Local Taxi Telephone Numbers: Currently provided in the properties

Local Tourist Information Centre: Keswick 72645

## **Future Plans and Feedback**

We welcome feedback from guests to help us continuously improve the facilities in the property. Please let us know during your stay or by telephone or email at any time. 01 7687 73693 and [holidays@crofthouselakes.co.uk](mailto:holidays@crofthouselakes.co.uk)

**Jan and David Boniface**

**Croft House Holiday Cottages**

**6<sup>th</sup> May 2013**