

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

## **Property:**

Croftside 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 spread over three floors.

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 describe the property to you with your particular requirements in mind.

All door widths quoted in this document are “clear width”.

## **Pre-Arrival**

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

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

The nearest bus stop is at the foot of the lane leading into Applethwaite at the junction with the A591 - 400 metres from Croft House.

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 and along a gravelled path to the entrance door for the property. From the car park to the entrance door is about 50 metres. Cars can be parked near the inner gates temporarily to unload luggage reducing the distance to the entrance to the property to 30 metres.

Croftside has two parking spaces in the car park – these are not allocated and guests may take whichever spaces are available.

## **Entrance**

The entrance door is into the entrance hall of the property. There is a 6cm small step and a 10cm threshold bar. The entrance door is 78 cms wide.

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

The property does not have any public areas.

## **Public Areas – WC**

None.

## **Ground Floor**

### **Entrance Hall**

The entrance hall has vinyl flooring with rugs. It gives access to the shower room and to the double bedroom and to the flight of stairs leading to the first floor.

### **Shower room**

Accessed from the entrance hall via a door 75 cms wide. Shower cubicle is entered by a step 21.5 cms high. The internal dimensions of the shower are 75 cm square with a 66 cm entrance width. The shower head is on a shower riser rail and it can be detached from this. Shower has curtain. Rubber shower mat provided. Vinyl flooring to shower room. Wash basin – height from floor is 79 cm and dimensions of the basin are 45 by 23 cms internal. Toilet seat height is 44.5 cm.

### **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.

Accessed from the entrance hall via door 75 cm wide. A double bed is provided – 4ft 6ins wide (137 cm). Bed height is 61 cms from floor to mattress top. Bed has canopy and therefore cannot be moved.

Bedroom also contains a fifth dining chair and two cane armchairs and small cane table with a glass top. Ancillary furniture comprises a fitted wardrobe with shelving above, two bedside chests of drawers together with an ottoman at the foot of the bed.

Flooring is short pile carpet fixed at door to entrance hall

### **Stairs to first floor.**

Accessed from entrance hall. Flooring is short pile carpet. Number of steps is 16 and there is a full quarter landing after the first two steps. Minimum stair width is 77.5 cm and each tread has a 19 cm rise and 25 cm tread.

## **First Floor**

### **Landing**

Short pile carpet. Minimum clear width is 63.5 cm.

## **Self Catering Kitchen/ Dining Room**

Kitchen is accessed from the landing at the head of the stairs up from the entrance hall. Door width into kitchen is 67 cms. Worktop height is 91.5 cms. Slot-in electric double oven cooker. Main oven door is hinged at the left hand side. Top oven door is drop down also includes the grill. Sink is 91.5 cms high with drainer to right hand side. Flooring is vinyl.

Under worktop larder fridge. Separate freezer in a cupboard in the lounge.

Dining area with pine table and four pine chairs with seat pads.

## **Lounge**

Accessed from the landing at the top of the stairs from the entrance hall. Door width is 75 cms. Flooring is short-pile carpeting fitted at door from landing.

Settee seating three persons. Two armchairs. All are moveable but the settee is quite heavy. Non feather scatter cushions are provided. Television, DVD player, stereo with CD player are provided – all have a remote control.

## **Second Floor**

Landing outside the kitchen/dining room and lounge gives access to the second flight of stairs which leads up to the second floor. Carpet is short pile. There are 6 winder treads through 180 degrees. Dimensions of the stairs are minimum width 75.5 cms, rise 20 cms and tread 25 cms on the straight treads. There are 15 steps in number.

Landing at the top of this flight of stairs gives access to a twin bedroom and to a bathroom.

### **Second Floor Twin 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.

This is reached from the landing via a door 79 cms wide.  
Two single beds are provided each 3ft wide. Bed height is 56 cms from floor to mattress top. Beds have a chest of drawers between them and therefore cannot be easily moved. 96 cms clear between the beds.

Bedroom also contains two cane armchairs and a television on a moveable shelf unit. Remote control provided. Ancillary furniture comprises one double wardrobe and a small chest of drawers.

Flooring is short pile carpet fixed at door to landing.

### **Second Floor Bathroom**

This is accessed from the landing via a door 70 cms wide.

Bath with flexible shower over. Height of bath edge is 51 cms. Bath is positioned along one of the walls and there are grab handles on the bath on both sides.

Vinyl flooring to bathroom. Wash basin – height from floor is 79 cms and the dimensions of the basin are 51 cms by 30 cms internal. Toilet seat height is 42.5 cms.

## **Laundry**

There is a separate laundry room which guests at Croftside are able to use. This is accessed via a gravel and flagstone path from the gravelled area near the inner gates. It has one 9cm step up into it. Door width is 67 cms. Floor concrete with mat. 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.

### **Ground and Gardens**

Property has its own garden comprising a gravelled patio area and shrub borders accessed over a grassed area.

### **Additional Information**

The property has a blue file of information about the property and the local area. The property has reasonable mobile phone reception.

Two stairgates are provided for the top of both flights of stairs. These fit into sockets on the sides of the stairs. A travel cot and high chair can be provided.

### **Contact Information for Croft House Holidays**

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 currently have no plans to change the property but 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 or [holidays@crofthouselakes.co.uk](mailto:holidays@crofthouselakes.co.uk)

**Jan and David Boniface**

**Croft House Holiday Cottages**

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