

## Access Statement - The Hayloft

### Introduction

The Hayloft is a luxury holiday cottage converted from a limestone threshing barn in the stunning Cartmel Peninsula, to the south of the English Lake District. It sleeps 7-9 in two doubles (including a four-poster bed), a triple room (with 3ft single and 4ft double) and a lounge sofa bed. It features shower and Jacuzzi bathrooms, an open-plan kitchen/dining room, a pretty enclosed garden, games room with table-tennis and a laundry room.

### Pre-Arrival

- The Hayloft bookings are made via e-mail, from the website, by phone or by mobile. Booking Conditions are available on the website but copies with larger fonts can be posted.
- Access is easy by car: Leave Junction 36 of the M6 and travel along the A591 towards Windermere, taking the A590 signposted to the Lake District Peninsulas. At the Lindale roundabout, take the B5277 to Grange-over-Sands and Allithwaite. Detailed directions are provided on booking.
- Trains run directly to Grange-over-Sands station (lots of accessibility features) - Manchester Airport (1hr 45ms) and Manchester Piccadilly (1hr 27ms). Many rail services require a change at Lancaster to the Furness Line, including London (3hrs 20ms) and Glasgow (3 hrs). Contact [www.nationalrail.co.uk](http://www.nationalrail.co.uk) or [thetrainline.com](http://thetrainline.com)
- National Express coaches stop at Lancaster or Preston for rail connections to Grange-over-Sands. An hourly Stagecoach bus (X35) runs from Kendal bus station, connecting with the Grange Circular (532) to Allithwaite. Contact [www.stagecoachbus.co.uk](http://www.stagecoachbus.co.uk)
- Grange-over-sands is the nearest town at 2 miles with every facility and lots of accessibility provision. Buses and taxis are available. (Tony's Taxis Tel: 0788 4463092; Roadrunner Tel: 015395 33792; Economical Taxis Tel: 015395 58901; Harrisons Taxis, Tel: 015395 34424)
- Shopmobility schemes at Kendal (01539) 740933 and Barrow (01229) 434039; Individual Scooters for hire at Holker Hall, Bowness Bay Tourist Information Centre, Levens Hall, Cross Keys Hotel Milnthorpe, Kendal Quaker Tapestry and Ulverston Coronation Hall.

## **Arrival & Car Parking Facilities**

- Access to The Hayloft is through a sliding metal gate (a gentle slide only is required) and a set of wooden gates into the cottage courtyard.
- There are 2 designated car parking spaces. Extra parking may be available at the nearby pub.
- The parking spaces are level and at the front of the house. The courtyard area slopes away on one side. Access from the nearest car parking is level to the front door. The courtyard area is of decorative stone-effect concrete blocks giving a 'smooth' surface.
- The garden is fully enclosed for dogs and children. There is a water bowl outside for dogs.
- The key is located in a key safe next to the Laundry room door. This is about 4 metres/12ft from the house, down a sloping path made of the stone surface. The key code is provided with the Booking Confirmation. A PIR lamp lights the key safe/laundry room door area. The key can be located near to the front door if preferred, by prior arrangement.
- Automatic PIR lights are located at the entrance and the Games Room.

## **Main Entrance**

- The front door is reached via a low step (3cm high). There is a threshold (4cm high) where the front door enters a porch. There is a step into the cottage (13cm high). Both front door and porch doors are 79cm wide. The porch floor is made of slate. There is a non-slip doormat and 2 slate seats which can help with balance. The porch and hall lights are labelled.
- The spare/additional cottage keys are hung behind the front door. This includes the Garden Room double door key (118cm wide) if wider access is required. The doors are reached by a step (20cm) and access to the ground floor of the cottage is level from here.
- There is good contrast between the doors and walls as the former are oak and the latter are stone.

## **Hall, Stairs & Landing**

- The entrance hall, dining area, kitchen and shower room all have a level Cumbrian slate floor from the entrance. The slate is not polished, however, like all stone, care must be taken when they are wet. There are 2 non-slip mats

in the hall, 2 in the kitchen and a fabric shower mat. The downstairs bedroom is carpeted and the Garden room has a solid oak floor.

- There are oak stairs to the first floor. Each riser measures 19cm high and each step is 25cm deep. They are not polished but care must be taken when wearing socks – slippers are advised. The stairs have a solid handrail down one side.
- The cottage is well lit and most light switches are labelled; the lighting includes chandeliers, halogen spots and standard size eco-friendly bulbs.
- The doors are made of oak. Downstairs they are part glazed with toughened glass and there are some full length toughened glass/oak window/doors leading outside.
- The hall's narrowest point is 83cm and there is an oak radiator cover to help with mobility.
- Leading off from the hall are the four-poster bedroom, shower room/WC, kitchen, dining room and garden room. There is a TV, DVD and radio downstairs and it is possible to holiday all week on the ground floor.

### **Lounge & Garden Room**

- The Garden room is level with the entrance and features a sofa, 2 chairs and plenty of books. The lounge on the first floor and is carpeted. It features 2 sofas and 2 window seats.
- There is a 2m landing to the bathroom and 2 bedroom doors. Its narrowest point is 78cm wide.

### **WCs**

- The ground floor WC is located in the shower room. The door entrance is 66cm wide. It is not an adapted WC but there is a dado rail alongside for support and it is very close to the basin. The taps are easy-to-turn cross taps.
- There is an additional WC in the first floor bathroom, entered via a 74cm wide door. It is not adapted but is adjacent to a dado rail for support. The basin is as above.

### **Kitchen & Dining Area**

- The dining area is part of the open plan kitchen. It is well lit by a chandelier of 3 lights and there are two table lamps nearby. The table is a long solid wood

table with 8 back-only wooden chairs with rush seating. There is a good contrast in decorative colours and the cutlery and crockery is substantial.

- The kitchen area is very well designed and is of a galley layout. It has a slate floor, level with the entrance, and the cupboards are made of oak with black granite worktops. The kitchen sink taps are levers and there is a constant supply of hot water. There are plenty of cupboards with metal knobs and the sink is a ceramic Belfast type.
- The oven is an electric fan oven operated by dials. The electric induction hob is very safe as it is only activated by contact with a pan. The microwave is controlled by dials on the kitchen worktop. The fridge is found under the worktop. The cutlery and crockery is at drawer level and the pans are below worktop height. The kitchen is well lit with under-cupboard lights and halogen lights in the ceiling.
- The freezer and ironing board are located in the laundry room along with an extra drinks fridge in the games room.

### Sleeping Areas

- The ground floor Bedroom 1 has level access from the hall. It is adjacent to the WC. It has a four-poster double, with 2 bedside lamps, a central lamp, a carpeted floor and a rug. The door is 73cm wide with clear access to the chest of drawers, wardrobe and bed. There are window seats and gold furnishings.
- First floor Bedroom 2 is a light airy room with a large double bed, carpets and a rug. Its 74cm wide doorway leads to a wardrobe, chest of drawers and bed. There are 2 bedside lights, a central light and a few steps to the WC.
- Bedroom 3 is next door. It has a 74cm doorway leading to a 4ft double bed with a 3ft single above, accessed via a short wooden ladder, and each level has its own reading light. There is a table lamp and a central ceiling light.
- The lounge sofa bed sleeps 2 and is easily pulled gently from the sofa with the help of spring
- Bedding is provided for all beds and sofa bed. Dogs are not allowed in the bedrooms but are welcome to use the ground floor public areas.

### Bathrooms

- Bathroom 1 is located off the kitchen/dining area. It is accessed via a 66cm wide door and inside is a shower, toilet, basing and towel rail. The shower is a pentangle corner shower (90cm max dimensions) and is 26cm from the

ground into the stone shower tray). The shower is operated by a dial and it has a glass pivot door. The basin has cross taps and the toilet is a normal without any adaptations. The free central space is around 1.5m square. The walls are stone-coloured, with navy blue T&G, a slate floor and a white suite.

- The first floor Bathroom 2 is not adapted and is accessed via a 74cm wide door. It features a large basin, a Jacuzzi corner bath, a toilet, towel rail and large cupboard. The bath is of a low height and features a corner seat. The walls are stone-coloured, with green T&G and a travertine limestone floor.
- Both bathrooms have pull cord lights with Expelairs and above-sink/mirror lights with pull cords. Towel rails quickly dry the floor but care must be taken when wet.

### **Laundry**

- The laundry room is located in the converted stable, adjacent to the cottage. It is reached via a 3-metre sloping pathway made from the same decorative concrete blocks. Access is fairly level, but the washing machine is on an 8cm step (we have preserved the original features of the old stable).
- The washing machine has a dial and LED display and the tumble drier is dial-operated. The room is lit by a florescent tube light, operated from a switch at the entrance.

### **Grounds and Gardens**

- The fully enclosed garden is ideal for pets and children. The entrance courtyard is level until the corner where it slopes down to the games room. The courtyard leads on to a level area with garden furniture and a lawn and borders. There are no steps in the garden. There are 2 wooden garden benches and 2 stone seats.
- The Games room is located in the stone stable conversion and is reached via lockable double doors. It contains a full size table tennis table, a basket of outdoor games and a paddling pool for children and darts. There are additional garden chairs and a drinks fridge.

### **Additional Information**

- A fire Risk Assessment is available and The Hayloft is fully compliant.
- The Hayloft features a permanent hound gate at the bottom of the stairs to

prevent animals from accessing upstairs along with unsupervised children. There is a permanent child safety gate at the top of the stairs for the safety of toddlers.

- A cot, highchair and potty are available.
- Dogs have access to a large antique trough in the laundry room for post-walk rinses.
- No smoking is permitted in The Hayloft. If visitors smoke in the garden, there is a wheelie bin for stubs etc.
- Week-long visitors are asked to put out the wheelie bin as collections are fortnightly. Alternative arrangements can be made if not possible.
- Mobile access is available in the cottage, but some networks are better than others. Consistent access is found in the garden.
  - Visitors have instant access to the Owners mobile should any problems or requests arise. Enquiries are dealt with promptly and to the satisfaction of the visitor.

### **Future Plans**

- Upgrading of the decoration of the games and laundry rooms
- Repainting of wooden windows and doors

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Created: January 2009