

## **Accessibility Guidance For Causey View Self-Catering Cottage**

### **Introduction**

Our self catering cottage is a middle cottage on a terrace of four situated fronting on to The Seams in Keswick. We have tried to provide as much information as possible in this statement, but if you have any queries or require any further information please do call us on 017687 74656 or email us.

### **Pre-Arrival**

Our website is [www.lakerdistrict.com](http://www.lakerdistrict.com) and shows some pictures of the inside and outside of the property and various details of accommodation, availability, the town and facilities. Enquiries can be made by email, phone, fax or post. Bookings and confirmation are normally made by post or by email.

The nearest bus stop is approx 300m from the entrance (on Penrith Road near the junction with Station Street) with the main bus station being approx 600m (at Booth's supermarket). There is no rail connection to the town, Penrith Station is 18 miles away connected by bus. Delivery of shopping can be arranged via Tesco, Asda or Sainsbury's who all deliver to Keswick (charge payable from £2 and minimum shop may be required).

### **Arrival and Car Parking Facilities**

There are 2 parking spaces opposite the property but these are often occupied by cars from neighbouring properties. A parking permit is provided for the Central or Lakeside car parks, situated approx 400-600 m from the property.

Although there is space to load and unload outside the property there are double yellow lines apart from the 2 parking spaces so stopping and parking are not permitted by the council.

### **Front Door**

The entrance at the front has 2 steps, 24cm high in all (lower step: 5cm, upper step 19cm) & 102 cm wide. The front door is 80cms wide and hinged right (from inside), opening straight from the street into the open plan lounge.

### **Lounge**

The lounge contains a 2 seat leather sofa, small square dining table with 2 chairs and smaller dresser/chest of drawers with shelves above.

Sofa - against the wall, non-feather, moveable but please take care not to scratch laminate floor

The table is square, legs on each corner 66cm floor to lowest point of table (underspace) and is 74cm high, 68cm long and 68cm wide. The table is against the wall at one side but moveable.

Dining Chairs (moveable) 2 chairs with high backs and no arms.

There is not a substantial amount of free space between furniture and walls but 1.4m between sofa and hearth.

Flooring is wood laminate with a rug with hearth of fire 7cm high and protruding 52cm into the room.

Digital TV and DVD with remote controls, alongside stereo with CD, radio and cassette player on wooden built-in cupboard with 2 outward opening doors (small freezer stored in cupboard).

Doors to kitchen and to stairs to upper floor. Doorways and walls are not strongly contrasting but flooring is contrasting with rug of contrasting colour to the floor and patterned.

### **Kitchen**

The kitchen is accessed from the lounge with a door 70cms wide, opening into the lounge. Worktop 90cms high. Electric halogen hob with electric oven underneath: hob is at approx 90cms high, the oven door is below with a drop down door which protrudes into the kitchen. The floor is wood laminate.

The sink is 90cms high with a cupboard underneath.

Slimline dishwasher under worktop to right of the sink.

Fridge under worktop with small ice compartment at the top, highest shelf in fridge is 50cm.

There is approx 105cm free space between opposite worktops/cupboards.

Microwave on worktop, washer/dryer under worktop below.

### **Back door and yard**

The rear door is 70cm wide and is inward opening into the kitchen, there is a 2cm step/threshold and the door frame and door contrast with the walls. The rear door leads out into a shared yard where bins are stored. The bins can be wheeled through a shared alleyway alongside the neighbouring property for emptying once a week. This alleyway is 75cm wide with a 90° turn and a doorway 60cm wide (opened from inside).

### **Stairs to bedroom and bathroom**

The stairs are reached through a doorway (up one step of 18cm) from the lounge with a latch at 113cm high (from lounge side – lower from stairs side). The door is 74cm wide. The stairs turn through 180° and are quite steep and uneven in places due to the age of the cottage. They are carpeted with short pile carpet (contrasting with walls). The steps are 20cm high and 90cm wide. The stairway is enclosed and there is a handrail on the right side (as you go up) at approx 84 cm high. There are 12 steps.

Landing is approx 110cm long (to bedroom door) and 175cm wide at its maximum with doorways to the bedroom and the bathroom plus steep open wooden stairs to the attic.

Doorframes are white and doors are pine so some contrast with pale walls.

## **Bathroom**

Located right at the top of the stairs, off landing through a door 63cm wide opening into the bathroom. There is approx 50cm space between hand wash basin and bath.

Basin is 80 cm high. Some of floor space under is taken up by column

Bath is 52cm high with no hand holds. Electric shower above taps (with controls at height of 180cm) with foldback shower screen.

Toilet seat height is 45cm with limited space between toilet and shower screen over bath (28cm gap).

Flooring is wood effect Karndean flooring, contrasting with the white walls and sanitary wear; white toilet seat and bath panel.

## **Bedroom**

Located straight on at the top of the stairs and accessed via a door opening inward and 63cm wide.

5" king size bed is provided, Height to top of mattress 57cm.

Non Feather Pillows and Duvets provided.

Duvet Covers and Pillow slips are cotton or polycotton.

Floor space between bed and wall at base 60cm on far side but 90cm on near side.

Free floor space between chimney breast and end of bed 80cm approx.

## **Additional Information**

Occupants of other cottages facing into rear courtyard have access through shared courtyard to their bins and through shared alleyway to roll these out for collection.

Information Folder is provided in 12 plus font but information can be provided in larger font on request.

Mobile Phone Reception varies according to provider. There is no landline in the house.

Nearest public telephone approx 300 m from the property.

Pets are not permitted in the property although an assistance dog would be made welcome.

Smoking is not permitted.

## **Contact Information**

Property Address: Causey View, 3 The Seams, Keswick, Cumbria CA12 5AJ

Owners: Steve & Jo Laker, High Gables, Grizedale Close, Keswick CA12 4JL

Telephone 017687 74656

Fax number can be provided on request

Email: lakerdistrict@gmail.com

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

Local Public Transport: Stagecoach North West 0870 6082608

Local Taxi Davies Taxis 017687 72676 (we are not aware if there are accessible taxis suitable for wheelchairs)