

ACCESS STATEMENT FOR THE NOOK

INTRODUCTION

The Nook provides accommodation for 2 adults - open plan living room, kitchen/dining room, 1 double bedroom and separate bathroom.

We regret that the Nook is not suitable for wheelchair bound guests as there are 4 steps down to the entrance door and the Nook is laid out over two floors.

PRE-ARRIVAL

- Our website address is www.ivythwaitecottages.co.uk
- You can contact us to make a booking by the website, telephone or e mail.
- Windermere railway station is a 3 minute taxi ride or 15 minutes walk down to The Nook.
- Windermere and Bowness are both a 10 minutes walk away or a 2 minute drive.
- A travel cot is provided.

ARRIVAL & CAR PARKING FACILITIES

- A tarmac car parking space is available for guests in our guest house car park.
- The parking area is partly on a slope.
- A flight of 3 in total easy-going slate and tarmac leads down to the front gardens - the risers are 170mm, the treads are 1400mm
- A level tarmac path leads through the garden & a further 4 steps leads out of the garden and onto Princes Road – the risers are 200mm and the treads are 450mm. The width of the path is 1400mm.
- The steps & path are well lit by lights.

MAIN ENTRANCE

- The entrance door into the kitchen/diner is the only entrance into The Nook.
- The entrance is covered with a slate-roofed canopy.
- The entrance is lit by an outside lantern light which is controlled by the guests with a switch.
- The entrance door is manually operated, the clear width of 1 opening door leaf is 838mm.
- There are external & internal door mats.
- The owners accommodation is attached to The Nook (though entirely private from it). Assistance with luggage etc can be provided on request.
- Upon arrival we will give you full instructions of how to operate all appliances, controls etc.

INTERNAL ACCOMMODATION

LIVING ROOM on 1st FLOOR

- The open plan living room has a polished oak floor. The living room has a wool rug - we recommend you bring slippers/indoor shoes with you.
 - There is a multi light feature pendant light to the centre of the room.
 - Lighting to the living room is by floor & table lamps.
 - The LCD flat screen television has Sky function & remote control. A DVD player is provided.
 - There is no telephone line into The Nook. Should you need to make an emergency phone call, please contact the owner in the adjoining property. There is good mobile telephone reception.
 - A cd player with fm radio is provided.
- WIFI is available free of charge

KITCHEN on GROUND FLOOR

- The worktop height is 900mm above floor level.
- The kitchen worktop has a laminated surface.
- All appliances are fully integrated & built in - instructions of use for appliances are located on the book shelf.
- The hot water is not thermostatically controlled. The tap is a single lever mixer tap.
- The hob is electric with a near-flush ceramic surface.
- The oven/grill is electric also.
- Fridge is provided, also washing machine & dishwasher.
- A microwave is provided & this sits on the kitchen worktop.
- Ceiling mounted spot task lighting is provided
- There is a fire blanket wall hung should it be required.
- The whole of the Nook is fire alarmed.

BEDROOM on 1ST FLOOR

- The main living room, kitchen/dining space has a mains powered smoke alarm. In the event of a fire in the living space, this will be clearly audible in the bedroom. The accommodation has been inspected & approved by the Cumbria Fire Officer - a fire escape window is provided in the bedroom as an alternative escape route which leads onto a valley gutter and thus onto a single storey slate roof with a 2m drop.
- The bedroom door is 740mm wide (2'6"). The bedroom floor is carpeted.
- The bed is king size with Egyptian cotton sheets & duvet. The bed is 550mm above floor level. The pillows & duvet are filled with non-allergy type fibres.
- Bedroom lighting is from a chandelier. There are also bedside table lamps.

BATHROOM

- The bathroom is a separate room between the bedroom and the living room.
- The floor space clear of sanitary ware is 2.4m x 1.4m in size. The floor is finished in Karndean flooring tiles. The single leaf access door is 672mm wide (2'3").
- The shower is located over the bath. The bath lip is 550mm above floor level. A non-slip shower mat is provided.
- The wash basin taps & bath taps are not thermostatic.
- There are no support rails to either the shower-bath or wc.

LINEN

- Clean linen & towels are provided.
- 2 Pillows are provided per person.
- There are 2 duvets - summer & winter tog.
- The kitchen has a washing machine for guests use.
- A drying rack is provided also.

PATIO

- The Patio area is reached via steps leading from the kitchen. These steps have a handrail.
- Garden furniture on the patio area includes table, chairs.

ADDITIONAL INFORMATION

- Regretfully pets are not accepted.
- For the benefit of other guests, smoking is not permitted any where on the premises.
- A fire risk assessment has been carried out - there is a copy in the information pack located on the TV table.

Please read this carefully.

- All electrical appliances are tested annually by a NICEIC registered electrician.

CONTACT INFORMATION

- c/o Ivythwaite cottage, Princes road, Windermere, LA23 2DD.
- Telephone: 015394 88914.
- E mail: info@ivythwaitecottages.co.uk
- Website: www.ivythwaitecottages.co.uk
- Emergency numbers are printed in the information pack.