

ACCESS STATEMENT LAKEFIELD HOUSE AND LAKEFIELD COTTAGE

Lakefield House and Lakefield Cottage are two-storey (ground floor and first floor) accommodation standing in private grounds which adjoin the driveway, parking area and gardens. See website <http://lakefieldlakedistrict.co.uk> for floorplan. All measurements are approximate.

PRE-ARRIVAL

Detailed information about the property will be emailed to guests, two weeks before their stay. This will include key collection information, the housekeeper's contact details, a guide to the house and its appliances, and suggestions regarding what to do and where to eat in the area. This information is also available at the house.

Sainsbury's, Tesco and Asda all deliver to Lakefield. The local milkman can also deliver a wide variety of food and non-food items to the house.

- Detailed descriptions, photographs and location map available on website.
- Bookings/enquiries can be made by e mail, post, fax or phone.
- Local bus service (525) to Bowness during summer. See <http://www.golakes.co.uk/travel/by-bus.aspx> for timetable
- Nearest railway station Windermere 5.8 miles via ferry (links to service from Oxenholme mainline service to London Euston)
- Taxi (8 and 14 seater) call Hawkshead Tourist Information Office 07973695253. Lakeside taxis (telephone 015394 88888) in Windermere or Pegasus Taxis (telephone 015394 46664)

ARRIVAL AND CAR PARKING

Lakefield House has parking for 4/5 cars on the driveway, within 4-5 m of the front door. Lakefield Cottage has one parking space next to the cottage, within 3 m of the front door. All parking is off-road on private property.

In the House and the Cottage there is a folder with information regarding the house, the local area, tourist attractions and public services.

GROUNDS AND GARDENS

The gardens for Lakefield House are accessible from the driveway via three steps (20 cm rise and 35 cm tread).

There is a paved outside seating area for Lakefield Cottage immediately outside the front door of the Cottage. In addition, there is a garden in front of the cottage reached via two stone steps (20 cm rise and 30 cm tread).

LAKEFIELD HOUSE

ENTRANCE TO THE PROPERTY

There are three steps (19 cm rise and 30 cm tread) up to the front door with a banister on the right hand side. There is a small landing outside the front door with a further step to the front door (17 cms). Inside the front door is a large fixed coir mat. The front door is 75 cms wide and 210 cms high.



Steps to front door

The front door is hinged on the left and the keyhole is 110 cm above the external landing.

LAKEFIELD HOUSE

FIRST FLOOR

The first floor comprises a hall, a boiler/boot room, three bedrooms with ensuite bathrooms/shower rooms, a sitting room, a kitchen/dining room, an internal hall corridor leading from the entrance hall to the three first floor bedrooms and a utility room (off the kitchen). All rooms on the first floor are on the same level, with level access, except the following:

- the sitting room which is two steps down from a gallery leading from the hall and internal hallway to the kitchen/dining room. These two steps are 17 cm (rise) and 30 cm (tread). There are banisters on both sides of these two steps.
- The boiler/boot room is one step (19 cm) down from the Entrance Hall.
- The utility room is one step (19 cm) down from the kitchen.



Steps from gallery to sitting room

All the rooms (except the kitchen/dining room, boiler/boot room, utility room and bathrooms) have fitted carpets. The kitchen has a tiled hard floor surface and the dining area has a wood-effect Karndean floor beneath an oriental rug. The boiler/boot room has a quarry tiled floor and the utility room has a matting floor above quarry tiles. The bathroom/shower rooms have Karndean floor coverings.

All the internal doors on the ground floor and first floor are a standard 1981 mm width. All light switches are a standard (1.40m) height.

All upholstery, pillows, duvets and cushions are non-feather.

Entrance Hall

The entrance hall is 3.6m X 2.7m with light switches to the right of the front door. The light switches for the hall, entrance porch and driveway lighting are to the right of the front door. There are stairs from the entrance hall to the second floor.

Boiler room/boot room

To the left of the Entrance Hall, one step (see above) leads to the boiler/boot room which is 3.1 x 2.7m And contains a Belfast sink, a drying machine and racks for hanging and drying clothes, as well as the oil fired central heating boiler.

Internal hall corridor

This internal hall leads to the three first floor bedrooms. It is necessary to make a sharp left-hand turn on entering the internal hall from the Entrance Hall. It is 76cms at its narrowest and 1.3m for most of its length (4.6m). The floorcovering is a fitted short pile carpet with an oriental rug (runner). On the opposite side of the internal hall corridor from its entrance from the Entrance Hall is the door to the main sitting room.

Sitting room

On entering the sitting room from the internal hall, there is a gallery leading straight ahead to the kitchen/dining room and, on the right, down the two steps to the main part of the sitting room.

The sitting room is 9.2m×5.2m. It contains 1 four-seater sofa, 1 three-seater sofa, 2 two-seater sofas and two armchairs. In front of the four-seater sofa is a 38 cm high, 100 cm long teak coffee table.

Kitchen/dining room

The gallery leads to the kitchen/dining room. The dining room dimensions are 5.1m x 4.2m and the kitchen dimensions are 3.9m x 2.5m.

The dining room table is 9' in length and 33" wide. The dining room table has a 27.5" clearance from the floor.

Worktop height is 91.5cm.

Oven door is drop down, height of lowest shelf 71cm.

Sink is 91.5cm high with cupboards underneath

Electric Hob is 90cm high

Utility room

The utility room is 3.9m x 1.9 m and is one step (19 cm) down from the kitchen/dining room.

Double bedroom 1

This double bedroom contains a standard 4'6" double bed. The dimensions of the room are 4.2m X 12'4" 3.8m. It contains an ensuite shower room 1.5m x 1.5m. The toilet is 42cm high. The wash basin is 82cm high.

Twin bedroom 2

This bedroom contains two standard 3' single beds. Room dimensions are 4.2 m x 4.1 m. It contains an ensuite bathroom, dimensions 3.1m x 2.2m. The toilet is 42cm high. The wash basin is 82cm high.

Double bedroom 3

This bedroom contains a king-sized (5') four-poster bed. The room dimensions are 4.9 m x 3.8 m. The ensuite shower room is 3 m x 2 m. The toilet is 42cm high. The wash basin is 82cm high.

SECOND FLOOR

From the entrance hall to the second floor there is a staircase with 16 steps (17 cm (rise) and 30 cm (tread)). There is a banister on the right-hand side of the staircase. All rooms on the second floor are on the same level. The floorcovering in all the rooms on the second floor is short pile fitted carpet, except for the kitchen area which has a linoleum-type floorcovering and the bathrooms which have Karndean floor coverings.

All the doors on the ground floor and first floor are a standard 1981 mm width. All light switches are a standard (1.40m) height.

All upholstery, pillows, duvets and cushions are non-feather.

Kitchen

Turning right at the top of the stairs through a door leads into a small kitchen. Dimensions 3.2 m × 2 m.

Worktop height is 91.5cm.

Sink is 91.5cm high with cupboards underneath

Upstairs Sitting room

The kitchen leads into a second sitting room, with two 2-seater sofas and a table and 4 chairs.

The upstairs sitting room's dimensions are 5.2 m × 3.8 m.

Upstairs WC

There is a separate WC and wash basin at the top of the stairs. The toilet is 42cm high. The wash basin is 82cm high. Dimensions are 2 m × 1.2 m.

Upstairs twin bedroom 4

This bedroom comprises two standard -sized twin beds (3'). The room dimensions are 3.8 m × 3.2 m.

Upstairs double bedroom 5

This bedroom comprises a King-size (5') bed. The room dimensions are 4.2 m × 3.6 m.

Upstairs family bathroom

This bathroom a bath with a shower over, wash basin and WC. The toilet is 42cm high. The wash basin is 82cm high. The bathroom's dimensions are 3.8 m × 2 m.

LAKEFIELD COTTAGE

The entrance to the Cottage is from level ground with a 19 cm step over the front door. The Front door is 75 cm in width.

All the internal in the cottage are a standard 1981 mm width. All light switches are a standard (1.40m) height.

All upholstery, pillows, duvets and cushions are non-feather.

GROUND FLOOR

The Cottage kitchen/lounge is all on the same level. The dimensions are 5.1 m × 5 m. There is a dining room table seating four people. The clearance beneath the dining room table is 75 cm. The furniture comprises one two seater sofa and one armchair.

The floorcovering is Karndean tiles in the kitchen area and fitted short pile carpet in the sitting area.

There are 16 steps (17 cm (rise) and 30 cm (tread)) to the first floor.

The work surfaces in the kitchen area are at a height of 95 cm.

FIRST FLOOR

The stairs lead up to a small landing with one door leading to the bedroom and a second door leading to the bathroom. The floors are covered by a short pile fitted carpet

Bedroom

The bedroom is 4.9 m × 3.6 m and contains a standard king-size (5') double bed and a standard size single bed (3').

The floorcovering is short pile fitted carpet.

Bathroom

The bathroom contains a bath with a shower over, a wash hand basin and a WC. The dimensions are 1.8 m × 1.8 m.

