

Access Statement For Pippin Cottage, Sedbergh

Introduction

Pippin Cottage is a quaint stone built detached holiday cottage situated just off the main street and walking distance from all that the town has to offer. The cottage is set behind a house and a solicitor's premise through a narrow driveway.

Pre-Arrival

- We have website with pictures of the rooms, things to do, things to bring, photo gallery of the area, guests gallery, location map, plans of the cottage and price list.
- Bookings / enquiries can be made directly from the website via email, via telephone or by letter.
- All guests are provided with written directions to the cottage and are reminded about the narrow driveway (available in different font size and dyslexia friendly fonts).
- The nearest bus stop is on Main street opposite The Dalesman Inn - 54m away.

• **Nearest Train Station:** Leeds - Settle - Carlisle line stop at nearby Dent (9 miles), Garsdale (11 miles) and Kirkby Stephen (12 miles) stations. These stations are all un-manned and do not have taxis. Kirkby Stephen has a daily bus service through Sedbergh but this is not very frequent and you may need to book a taxi.

Note that Dent station is about 4 miles away from the village of Dent.

• **Nearest Mainline Train Station:** Oxenholme Lake District (nr Kendal). 10 miles from Sedbergh. Direct trains from; London, Glasgow, Edinburgh, Birmingham,

Manchester & Manchester Airport, Windermere & Kendal. The no 564 bus from the station will take you to Sedbergh, the total journey time is 23 minutes. The bus stop is 2/3 mins walk from the train station on the main road from Kendal to Sedbergh (Oxenholme Road).

- **The nearest Public toilet** is on Joss lane car park which is on Main street, 300m away
- There are two **taxi companies** in Sedbergh, they are available to call from the tourist information office which is next to the public toilets on Main street. Woofs, Sedbergh - 015396 20414
Braithwaites, Sedbergh - 015396 20230
- This access statement will be available in the 'Welcome File' in the cottage.

Arrival & Car Parking Facilities

- The Cottage has private off street parking with enough space to fit two cars comfortably around the back of the cottage within a gated area. It is accessed down a narrow driveway, the width being 250cm x 750cm in length. There is further information on the website including a photograph and we re-iterate this when sending out the directions. We offer a parking permit, which we have bought for our guest use in case they feel uncomfortable to use the driveway; the permit is for use in the two public car parks within the town. Joss Lane Car park 160meters, Loftus Hill Car park 35mtrs.

Main Entrance & Reception

- The main entrance is the front door seen from Main street. The key for this door is located to the back of the cottage on the outside wall within a small key safe, the code is issued to our guests with the directions and other

information.

- The front door is 83cm x 192cm, with the hinge on the right. The keyhole is 87cm high.
- There is a step down from the gravel drive to stone to the front door which is 22cm deep where there is a small threshold step into the hall way. A step up again to the threshold that is 10cm.
- The front door opens into the hall. There is a light switch on the left hand side of the door casing for the outside light, landing light and hall light, three switches in total. The non slip Amtico vinyl tiles are of contrasting colour to the doors and walls.
- There are a set of stairs directly to the left of the front door where the stairs dog-legs up to the kitchen and lounge, where there is dining table to the RHS and the welcome pack can be found on the table. There are 11 treads to the staircase, each tread is 27cm deep and the risers are 21cm high. There is a handrail on the RHS which is approximately 140cm from the floor.

Ground Floor

Bedroom 1 - Master Bedroom

- Door 76cm wide x 198cm high - hinged on the right. The door has a lift latch on the LHS. The rooms are carpeted with a mid brown, short pile 80% wool carpet.
- There is a dark brown stained timber double bed which is 140 x 190cm, plus a memory foam bed topper.
- All bedding is Egyptian cotton with non-feather pillows and quilt. Hypo Allergenic pillows and duvet.
- The space to the left of the bed is 530mm wide. With a bedside table and lamp.
- The space to the right of the bed is 500mm with a chest of drawers and lamp. The space at the end of the bed is 350cm.

- The main room light has a switch at the door. All lamps and lights are halogen long life bulbs.

Bedroom 2 - Second Bedroom

- Door 76cm wide x 198cm high - hinged on the left with the latch handle on the right. Carpeted with a mid brown, short pile 80% wool.
- There is a adult size bunk bed to the left hand side of the room with a bedside table with lamp to the right. A window with deep sill for use for the upper bunk as a shelf also to the right.
- The depth from the side of the bunk beds to the wall is 88cm.
- All bedding is Egyptian cotton with hypo allergenic pillows and duvet.
- All lamps and lights are halogen long life bulbs.
- There is a built in wardrobe to the bottom of the bunk beds with 50cm space between the end of the bed and the cupboard doors.

Shower-room

- This is accessed from the entrance hall way, the door being adjacent to the master bedroom and opposite the stairs.
- Door 76cm wide by 198cm high.
- The toilet seat is 400mm high - the space to the right is 160mm and to the left 180. The sink height is aprx 86cm.
- The step into the shower cubicle is 30cm high, with the width of the shower door being 41cm.
- The height of the power shower unit is 140cm from the base of the shower tray.
- The room also has a wall mounted heated towel rail.

Store Room/Cloaks – Under stairs

- Cupboard under stairs, contains a large coat rail with eight coat hooks. Low ceilings and door way.
- A boot rack with two tiers.
- Door 51cm wide by 127-170cm high. The door follows the line of the staircase so the header of the door is at an angle.
- Push LED light to underside of stairs
- Drying rack is stored here as well as vacuum cleaner, mop, fire guard & child gate. There is also a plug in moveable radiator.

First Floor:

- The staircase is carpeted mid brown and 80%wool (short pile) and arrives directly to an open plan kitchen/dining & lounge from the ground floor.
- The handrails are 140cm from the floor at ground level.
- The floor is non slip vinyl Karndean wood plank effect which contrasts against the walls.

Kitchen

- Directly in front of you at the top of the stairs is an 'L' shaped kitchen which has a set of drawers an electric hob and oven with a sink under the window.

The worktop, sink and gas hob are set at 90cm high and 60cm deep. Above the hob is an extractor unit plus cupboards. A microwave is also available.

- Crockery is provided in the cupboards to the wall cupboards along with glasses and cups etc. Pans are located within the bottom corner cupboard.
- The electric oven can be accessed from both the front and LHS. The oven door 70cm high and the main oven

door shelf is 60cm high. The fridge is under the work surface with the 4* ice box at 70cm and the highest shelf in the fridge being 50cm.

- The kitchen is lit by four separate sets of spotlights.
- There is a fire extinguisher and blanket fixed to the end of the base units visible as you reach the top of the stairs. It is fixed at 70cm from the floor.
- The boiler/water boost switches are at 135cm high from the floor and is positioned under the light switch above the fire extinguisher, to the top of the stairs.

Dining Area

- There is a nib wall to the end of the kitchen unit with a low seating rocking chair to the other side.
- To the left of the stairs is a pine four persons dining table and chairs, 64cm wide x 980cm long x 76cm high. The table sits next to the staircase balustrade. The balustrade is less than 10cm gap between spindles and the height to the top of the balustrade is 91cm.

Lounge

- Next to the dining table and in front of a window is lounge area with a 3 seater settee and foot stool. The rocking chair and dining chairs and foot stool are movable.
- There is a digital LCD TV with remote control and CD player and radio.
- There is a wood burning stove next to the settee and opposite the kitchen with a large stone hearth, there is a child friendly rectangular fire guard available under the stairs. The size of the stone hearth is 155cm wide x 54cm deep and 5cm high. The size of the stove is 54cm high x 40cm deep with the lift up wooden handle being on the LHS and is 30cm high from the hearth.
- All the windows within the cottage have very deep sills

and within the lounge are aprx 64cm high from the floor x 38cm deep.

Outdoor Facilities

Front Door

- Exiting from the front door (the back door is from the master bedroom), there is a set of double gates where the car can be parked where the area is gravelled. The gates open towards you as there is a slight gradient to the drive. They are 108cm high with a small pedestrian gate to the LHS of the main double gates, which are used for car access. The overall length of both gates is 450cm. There is a raised patio and garden area directly in front of the gates. There is a set of steps to access this. There is a set of 11 large steps, a mix of stone and man-made timber and gravel. They vary in size but are approximately 21cm high by 40cm deep.
- The raised patio is gravelled and has a picnic bench for guests to use. There is also a small shed and guests can use this to store bicycles by prior arrangement as it is padlocked. The size of the shed is 117cm wide x 180cm deep. The door is 66cm wide x 169cm high, the padlock is on the RHS and is 85cm from the floor. The shed sits on concrete tile base that is aprx 4cm high from the gravel.

Back Door

- Access from the master bedroom back door. This door is 66cm wide x 192cm high, with the keyhole at 100cm.
- Exiting from the back door there is a small step down over the threshold which is 5cm. To the RHS is a set of steps (aprx 100cm from the door) there are 4 stone steps in total 20cm high x 27cm deep. There is also a very small

step of 5cm after this that takes you onto the slightly gradient gravel drive.

- The steps are built of local stone and therefore have an uneven surface.
- To the top of the steps is the wall key safe. It is 158cm high from the top of the step.

Additional Information

- A Welcome Pack is available plus separate folders for all manufacturers instruction leaflets and places of interest leaflets.
- Pets are *not* welcome due to some guests with allergies.
- The premises are *non*-Smoking.

- There is a visitor's comments book and we take on board any constructive comments given as well as any helpful suggestions to improve the quality of our guests stay.

Contact Information

Karen & Jo Hocken

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We welcome your feedback to help us continuously improve if you have any comments please phone 0788 757 8866 or email: info@pippincottage.co.uk.