

Access Statement for Coniston Holidays – Beechgrove

Introduction

Beechgrove is a semi-detached bungalow style cottage on a residential estate a level 5 minute walk from Coniston village centre

Pre- Arrival

We have an extensive website with pictures of most of the rooms and surrounding area

Bookings/enquiries can be made directly from the website via e-mail or via telephone or via the online booking portal or by letter

All guests are provided with a written booking confirmation containing information on where to collect the key for Beechgrove upon key collection guests are given directions to the cottage.

The nearest bus stop is 100m away outside Coniston Institute or 500m away in the village centre

Windermere Station and Ulverston Station are both approx. 12 miles away

Taxis can be arranged, if you would like one booking for you please mention when making your booking

This access statement is available on our website

www.conistonholidays.co.uk or via e-mail or post upon request.

Arrival & Car Parking Facilities

Beechgrove has parking for 2 cars in its own private driveway which has a gate on, which can be secured open

The surface of the drive is concrete

There is a drop in the pavement for access.

Main Entrance

Beechgrove is accessed from a side door straight from the driveway. The key for this door is the one issued to guests on arrival.

The door is 29" x 77", with the hinge on the left. The height of the keyhole is 41". There are 2 concrete steps 1st 7" high 10" deep and 2nd 7" high 3" deep to this door

The side door opens into an L-shaped hallway there is a light switch on the right hand side wall as you enter

Just inside the door the floor covering is fitted durable matting leading onto a terracotta coloured carpet (short pile)

All rooms lead off this hallway

Twin Bedroom

Accessed by the 1st door on your right from the hallway.

Door from hallway to bedroom 28" wide by 77" high hinged on the right

Carpet is green short pile

Light switch is on the wall on left for ceiling light and there is a bedside lamp.

There are 2 x 3' beds with a bedside cabinet between them

Space between beds is 31"

Bedding is cotton with non-feather pillows and duvet

Lounge

Accessed from the 2nd door on your right from the hallway.

Door from hallway to lounge is 28" wide by 77" high, hinged on the right

Carpet is the same as hallway with a secure metal carpet strip between them

Light switch for ceiling light is on the left hand wall. Other lighting standard lamp and wall lights

There are 2 x 2 seater leather settees and a coffee table.

Sky TV with remote control, DVD player with remote control

Double Bedroom

Accessed from 3rd door on your right from the hallway. Door from hallway to bedroom is 28" wide by 77" high, hinged on the left

Carpet is green short pile

The light switch for the ceiling light is on the right hand side wall. Other lights are 2 x bedside lamps

Double bed is 5' wide with a bedside cabinet at each side. All bedding is cotton with non-feather pillows and duvet.

French doors lead from the bedroom into the conservatory sliding to the right giving an opening of 37" wide x 77" high

Space between bed and Frenchdoor is 36"

There is a step down of 5" on the conservatory side

WC

Accessed from the 1st door on left from hallway, door 28" wide x 77" high, hinged on left

Pull cord light switch located on right hand side of door

Flooring is non-slip slate tiled there is a loose towelling toilet mat

Toilet seat height is 17" from floor. Distance from toilet to walls left 9" and right 8"

Toilet roll holder is mounted on right hand side of toilet at a height of 38"

Bathroom

Accessed from the 2nd door on left from the hallway, door 28" wide x 77" high, hinged on right.

Flooring is non-slip slate tiled

Pull cord light switch on left hand side of door

On right there is a fitted standard size bath with shower over operated by pull cord switch on left

Standard size bathroom sink straight ahead height from ground 31"

The room has a wall mounted towel rail

Kitchen

Accessed from the door at the end of the hallway, door 28" wide x 77" high glass panelled, hinged on right.

Light switch for ceiling light on left hand side of door

Flooring dark grey short pile carpet tiles

To the left of the door are the cupboards and work surfaces 36" high and 24" deep in an L shape. Wall on left has wall cupboards

On the left there is a gas hob and electric oven distance from door 21" with an overhead extractor unit and cupboards

Kitchen sink 18"x 15" with single drainer to left

From the kitchen a door leads into the conservatory, to the right of this door on the kitchen side is a free standing fridge freezer.

Conservatory

Accessed from the kitchen and the double bedroom. Kitchen door is 28" wide by 70" high hinged on the right hand side opening into the kitchen, top half of door glass panel bottom half wood panel. Double bedroom access as described above There is step 4.5" high from the kitchen in to the conservatory

Light switch for wall lights on the right hand side of door

Floor covering wood

To left from kitchen door there is a front loading washing machine underneath with a front loading tumble dryer on top. To the left of them is a door 32" wide x 75" high leading outside on to a paved area with a wrought iron gate on your left which leads on to the drive area where your cars are parked.

The conservatory is furnished with a round 42” extendable wooden dining table with 4 wooden dining chairs. To the right of the table a 2 seater settee and 2 armchairs in a conservatory style of cane furniture

Outside Space

Opposite the kitchen door there is another door 26” wide x 77” high leading out of the conservatory by 3 steps 8” deep onto a paved area, this is constructed of riven stone and therefore has an uneven surface.

On the paved area depth 12’ there is a slate topped table 27” wide x 48” long and 4 plastic chairs

Level access from the paved patio on to lawned garden

To the left of the lawn is a garden shed in which the BBQ is stored.

At the end of the driveway in front of where the cars are parked is a grey wheelie bin for household waste, 1 x blue box for paper & 1 x blue box for glass and cans. These are emptied once a fortnight

General Information

Beechgrove is a non-smoking property and pets are not allowed.

Please mention if you have any disabilities or mobility problems when making your initial enquiry

Beechgrove has full central heating with controls on the radiators and a thermostat situated on the hall wall between the lounge and double bedroom doors at head height.