

# Access Statement For The Chalets

## **Introduction**

We have 4 holiday cottages in the heart of the beautiful valley of Eskdale, in the Lake District National Park. Each cottage provides a high standard of living accommodation on one level. Each has 2 bedrooms, a double and a twin room, a modern bathroom with bath and shower over and an open plan living/ kitchen/ dining area. Here you will find a patio door leading onto your own private balcony. There is access from the balcony down a flight of steps with a handrail, to our river-fronted gardens.

## **Pre-Arrival**

Bookings and enquiries can be made directly from the website via email or by telephone or letter.

- We have extensive information about our accommodation and the local area, including photos, on our website. Upon request, we can also send out a leaflet containing similar information. Unfortunately, we are unable to offer the leaflet in any other formats.
- All guests are provided with written terms and conditions of stay and directions to the cottages.
- There is no public transport in the local area. There is, however, a narrow gauge steam train that offers a train ride to the coast, Ravenglass. Here you can meet up with the West Coast main line trains and local buses. By prior arrangement we are able to offer guests lifts to and from the train station at Ravenglass, there is also a local taxi firm if we are unable to do

this. Our nearest town is 30 minutes drive by car. Eskdale Green is our local village and is just a 5 minutes drive; here you will find a village shop/newsagents and cash machine. There is also a local fruit and veg deliveryman who is able to deliver essentials, by prior arrangement, to the chalet if needed.

- There are no specific modifications in our cottages to cater for guests with mobility impairment, visual or hearing impairments. However, the accommodation being on one level may help some guests.
- Our access statement can be found on our website. [www.thechalets.co.uk](http://www.thechalets.co.uk) and in the 'Welcome File' in the cottages or sent out upon request.

### **Arrival & Car Parking Facilities**

The Chalets have their own large graveled car park adjacent to the building. This is on the same level as the accommodation; it is advisable, if you have mobility problems, to let us know at the time of booking so that we can reserve the chalet that best suits your needs. With regards walking distance from the car park, the closest chalet is just a 5-meter walk from the car park.

### **Main Entrance & Reception**

'Larch' has one step with no handrail. Step height 17cm.

'Maple' and 'Oak', have level entry, over a threshold.

'Willow', has 3 steps up to the front door with a handrail. Step height 18cm.

Each cottage has a front door that is 74cm x 195cm, with the

keyhole and a lever handle at 87cm. The front doors are opened with a standard front door key. All doors open into a tiled entrance area and corridor. This corridor is 110cm wide in 'Larch' and 'Willow' and 100cm wide in 'Maple' and 'Oak'. There is a light switch on the right hand side, at 148cm, to turn on 2 pendant lights. There is a doormat on the floor by the front door. The ceramic tiles are of contrasting colour to the walls.

All Internal doors are 75X197 with doorknobs at 86cm.

All sockets are at a height of 20cm.

One of our cottages, 'Larch', can accommodate a dog.

### **Public Areas - General (Internal)**

- The Boot Room has washing and drying facilities for all our guests.  
The door is 84cm x 196cm, with the hinge on the left and has a Yale lock with thumb-latch. Entry is on the same level as the cottages across the gravel driveway. The Boot Room has a linoleum floor and standard domestic washing and drying appliances, as well as a large drying rack, coat hooks and boot drying racks.
- The gardens are situated below the level of the accommodation and can be accessed from the balcony of each cottage down a flight of 6 steps, 15 cm each, with a handrail and then a flight is 9 stone/gravel steps, at 15cm each, these are cut into a grass bank with no hand rail.  
Alternatively, they can be reached down 3 long, shallow steps from the car park. The garden itself is mainly laid to lawn with shrub borders and the River Esk at the bottom.

### **Bedroom accommodation**

- Each cottage has 2 ground floor bedrooms. One is a double room, with either a pine or divan double bed. The other bedroom is a twin room with two pine single beds. Both bedrooms are on the same level as the living accommodation and are accessed through 75cm wide x 197cm high doorways. Each bedroom has a fire escape window at 90cm. Lighting in each bedroom consists of a pendant, in the center of the room, fitted with a low energy light bulb, the light switches are at 148cm in 'Larch', 'Maple' and 'Oak' and 135cm in 'Willow'. There are also bedside table/ reading lights turned on and off by 'rocker' switches on a cable.

The duvets and pillows are non-feather filled and the bedding is quality cotton/polyester duvet covers and pillowcases.

## **Bed positions**

### **Larch**

Double bedroom- minimum distance from the bed to wall is 102cm. Twin bedroom- the single beds are against the wall on one side with a gap of 107 between the beds.

### **Maple**

Double bedroom - minimum distance from the bed to wall is 75cm. Twin bedroom – the single beds are against the wall on one side with a gap of 65cm between the beds.

### **Oak**

Double bedroom - minimum distance from the bed to wall is 75cm. Twin bedroom – the single beds are against the wall on one side with a gap of 65cm between the beds.

### **Willow**

Double bedroom - minimum distance from the bed to wall is 80cm. Twin bedroom – the single beds are 60cm from the walls with a gap of 71 cm between the beds.

## **Bathroom.**

- Each cottage has a ground floor, modern bathroom fitted with standard domestic facilities. The bathrooms are situated centrally in each cottage and are on the same level as the living accommodation.

There is a toilet, 41cm high with a push flush on top of the cistern at 80cm. The toilets are approximately 23 cm away from the wall. The washbasins are 82 cm high and have hot and cold taps with knob style taps. The bath is 56cm high with shower over there is a glass shower screen on a swing hinge. The shower head is at 183cm and is on a mixer tap over the bath. The mixer taps have a knob style tap head. The washbasin has a separate hot and a cold tap with knob style tap heads. The walls in the bathrooms are neutral, with white wall tiles and grey floor tiles. There are no additional grab rails or emergency pull cords. Lighting in the bathroom is 3 ceiling spotlights, switch at 148cm in 'Larch', 'Maple' and 'Oak', 135cm in 'Willow'. Each bathroom also has a shaving light above the mirror, at 192cm.

## **Self-Catering Kitchen**

- The kitchen in each chalet is L shaped and open plan with the dining area and living room. It has a standard 600cm electric cooker/grill and 4-ring hob, 91cm high. There are ample fitted floor and wall cupboards, laminate worktop, height 91cm, and a fitted stainless steel sink and mixer tap with cross head taps. There is a microwave positioned on top of the 3/4-height fridge/freezer at a height of 150cm. Crockery and cutlery are stored in the cupboards but can be moved by the occupant to a place more suited to them if necessary. The floors in the kitchen are tiled and the lighting is

from ceiling spotlights and natural light from the window. A cordless kettle is provided within the kitchen.

### **Living accommodation**

- Each cottage has a 15"-18" TV, with remote and digital TV reception. The flooring in the cottage is, tile in the entrance halls, bathrooms and kitchens, carpet in the bedrooms and laminate in the living rooms.

There are 2 sofas in each cottage (a 2 seater and a 3 seater). The kitchen/dining table in 'Larch', 'Maple' and 'Oak' are rectangular, 114x71x75 high, with 4 wooden backed chairs and fabric-covered seats. 'Willow' has a round table, 106cmx75 high. Lighting in each cottage is a combination of spotlights, low energy down lights and table/reading lights. Internal light switches are at 148cm in three chalets and 135 in one chalet, 'Willow'.

All cottages are strictly NO SMOKING.

- Each cottage has a hot water central heating system with thermostatic radiator valves on each radiator. Heating and hot water controls are within the cottage for guests to adjust to suit their needs. The unit to control the heating is in the corridor at a height of 167cm.

### **Grounds and Gardens**

- The garden is situated below the level of the accommodation and are accessed from the balcony of each chalet down a flight of 6, 15cm, steps with a hand rail and then a flight is 9, 15cm steps, cut into a grass bank with no hand rail. Alternatively the garden can be reached down 3 long, shallow steps from the car park. The garden itself is mainly laid to lawn; the nature of this surface is uneven, with shrub borders and the River Esk at the bottom. Patio furniture and

BBQ are available for guests to use.

**Public Areas - WC**

- n/a

**Restaurant / Dining Room, Bar & Lounges, Take Away & Cafe**

- n/a

**Laundry**

- see Boot Room

**Shop**

- not on site

**Treatment room/s**

- n/a

**Leisure Facilities**

- n/a

**Outdoor Facilities**

- Not Available

**Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- n/a

**Living accommodation**

**Touring Facilities (Holiday Parks)**

- n/a

**Boats - Narrow Boat, Cruiser & Hotel Boat**

- n/a

## **Attractions (Displays, exhibits, rides etc.)**

- n/a

## **Contact Information**

- Address: The Chalets, Boot, Eskdale, Cumbria, CA19 1TF
- Telephone: 019467 23128
- Email: [info@thechalets.co.uk](mailto:info@thechalets.co.uk)
- Website: [www.thechalets.co.uk](http://www.thechalets.co.uk)
- Hours of operation: open all year for bookings - phone calls 8am-9pm 7 days
- Emergency number: 019467 23128
- Local carers: n/a
- Local equipment hire companies: n/a
- Local public transport numbers: n/a
- Local accessible taxi numbers: n/a

## **Future Plans**

**We welcome your feedback to help us continuously improve if you have any comments please phone 019467 23128 or email [info@thechalets.co.uk](mailto:info@thechalets.co.uk)**