

Access Statement for Wallace Lane Farm B&B

Introduction

Our cottage is a delightful character cottage situated in the northern Lake District close to the National Park and the local village of Caldbeck. We have tried to provide as much information as possible in this statement, but if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- More information is available on our own website (www.wallacelanefarm.co.uk)
- Bookings / enquiries can be made by telephone or email
- The nearest bus stop is approximately 3 miles away.
- The nearest train station is in Wigton about 5 miles away.

Arrival & Car Parking Facilities

- There is ample car parking area for 10/20 cars
- The car parking area is slightly sloping and made of gravel and block paving
- The entrance to the cottage at the front has one small step 5cm high, 40cm deep, 80cm wide. (door hinged on the right).
- Parking is approximately 5 to 10 metres away from the entrance.
- The parking area is lit by an outside light with a dawn to dusk sensor

General Information

- The porch door is 90cm wide hinged on the right with handle 100cm high
- Inside the entrance porch the main door has a lock at 115cm high on left
- The doors are very low as this is an old cottage 1750/1900mm
- The porch opens into the residents lounge area with open log fire
- Heating is gas central heating available 24hr on request.

Lounge

- Door width (80)cm
- Two large three seater chairs are provided not easily moveable
- There is a free space of 75cm metres clear of doors and furniture.
- Flooring is wooden floor with large rugs
- Furniture is not movable
- Teletext available on digital TV with remote control.
- Fire place with wood burning fire and log basket

Internal hall w/c and utility room

Off the residents lounge is a small internal hallway leading to the stairs to first floor the rear hall and dining room entrance and downstairs W/C and utility room

Stairs to first floor

- The stairs lead to the first floor they are quite shallow and have one handrail,
- There are 5 steps to a half landing and 5 steps to top landing 180 up 230 going
- Lighting is low energy on ceiling and wall, smoke detectors and emergency lighting

Bedrooms 1 to 4 (example)

- Door widths 75cm.
- Bed 1, has single bed 900 x 1950 x 500 high. 1200 to 700 clear space to side of bed. Room also has small bedside table. Small desk, set of draws and wardrobe
- Bed 2, has standard single bed and standard double bed both 650 high. Each bed has bedside draws, there is one large double wardrobe and one dressing table with draws. One stool and one chair are provided. There is approx 75cm of space to one side of single bed and both sides of double bed. Beds are movable.
- Bed 3 has 1 king size bed approx 650 high, 2 bedside draws folding table and chair plus tall set of draws. This room has an en-suit shower room up a small step 140mm. the en-suit has a standard toilet and washbasin plus a shower cubical 1200x900 x 180 high, floor and walls are tiled
- Bed 4 is the same as bed 3 but has a standard double bed and no step into en-suit.
- All bedrooms are carpeted and lighting is low energy with switches at 140cm high.
- Largest free space is in bedroom 3 and 4

Bathroom

- Door width 70cm.
- Standard bath plus shower cubical 100 x 100cm x 160 high
- Free space in bathroom free of doors and furniture is 1metre by 0.9 metres.
- Toilet seat height 42cm
- Space to left of toilet is 30cm & 60cm space available to right of toilet.
- Flooring is carpet with bath mats
- Space under the wash hand basin

Grounds and Gardens

Garden (grassed) area and patio with stone flags, table, chairs and BBQ to the front of the property. Small step on wooden bridge over stream

Additional Information

- Information folder is produced in size 14 font.
- intermittent mobile phone reception (most networks landline phone and internet available on request.
- The cottage is no smoking throughout.
- Dogs welcome, please inform us when booking.

Contact Information

- Please contact:

Wallace Lane Farm, Brocklebank, Wigton, Cumbria, CA7 8DL

Hours of operation: Telephone lines open 9am-9pm Monday to Sunday (Saturday 9am-5.30pm)

We welcome your feedback to help us continuously improve. If you have any comments or suggestions please telephone 01228 599960.