

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Blacksmiths Cottage

Introduction

Thornthwaite Farm is a working farm nestled in the southern Lake District fells and is ideal for those who want an enjoyable and relaxing self-catering holiday. We have five self catering holiday cottages and a log cabin surrounded by 500 acres of fields, ancient woodland and streams. Blacksmiths Cottage is part of our Gold Award Barn Conversion, it has a downstairs open plan lounge/kitchen. Upstairs via a staircase there is one double bedroom, one twin bedroom and a bathroom . The cottage is fully furnished in a contemporary style.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01229 716340 or email info@lakedistrictcottages.co.uk.

Pre-Arrival

- For full details and maps of how to reach us please see the Contact section of our website. Alternatively, you can plan your journey by car using a journey planning website; simply enter your postcode and ours, which is LA20 6DF to get directions.
- Directions will be emailed two days prior to your arrival.
- The nearest railway station is Foxfield which is 4 miles away from Thornthwaite Farm.
- No bus service is available, but taxis can be booked from <http://taxigaz.co.uk/> or over the phone on 01229 716444.

Key Collection, Welcome and Car Parking

- Parking is available on site for one car, the maximum distance to the cottage is 20m.
- Parking areas are loose stones.
- Keys are collected from the Farmhouse, around 25m from the parking. Keys can be brought to your car if desired.
- A familiarisation tour of your cottage is provided on arrival.
- There is an outside light above each cottage entrance, which can be operated from inside.

Entrance to Property

- There is one step to the front door.
- The main door is 750mm wide over a 30mm lip. The floor covering inside the entrance is stone tiles.
- The main door leads straight into a hallway.
- The entrance is well lit both outside and inside, and outside lights are switched on prior to arrival at night.

Halls, Stairs, Landings, Passageways

- The cottage is on two floors with an open plan lounge/kitchen/dining area downstairs and bedrooms and bathroom upstairs.
- The stairway is fitted with short pile carpet.
- The landing is solid oak boards.
- The floor covering in the hallway is stone tiles.
- The stairways and landings are lit using halogen downlighters.

Sitting Room/Lounge

- The open plan lounge is all on one level.
- There is a 4 person corner settee, which is not moveable..

- There is a 32” widescreen digital television with remote control, subtitle, and a DVD player.
- A log burning fire is situated on a 20mm high slate hearth.
- Lighting is a mixture of table lamps, ceiling pendant and ceiling spotlights.
- The floor covering is solid oak boards with a large rug in the centre.

Dining Room

- The dining area is situated within the living space.
- There is space around the table for a wheelchair.
- Chairs are upright without arms. All chairs are moveable.
- The area is lit via ceiling pendant and ceiling spot lights.
- The floor covering is solid oak boards.

Kitchen

- The kitchen is open plan to the main living area, with step free, level access.
- The worktop/sink/hob are 900mm above the floor. The microwave is situated on top of the worktop.
- The door of the oven drops down, with the handle being 710mm above the floor.
- The highest shelf in the fridge/freezer is 650mm above the floor.
- Wall cupboards are 1800mm from the floor.
- Sink tap is dual control mixer tap.
- The kettle is cordless, and able to rotate 360 degrees.
- The kitchen is lit with ceiling spotlights.
- The floor is stone tiles.

Bedrooms and Sleeping Areas

- There are two bedrooms, all of which are on the first floor. There is a double bedroom and a twin room.
- The clear door opening width in the twin and double rooms is 710mm.
- Most furniture has limited movement.
- In the double room there is limited space around the bed.
- Each bedroom is lit by a combination of bedside lamps and ceiling lamps.
- The height of the mattress in each room is 550mm, and there is 260mm of clear space underneath.
- Each room has a wardrobe and bedside tables. The height of the wardrobe rails are 1800mm, and cannot be adjusted.
- Colour contrast between the floor, walls and doorways is medium.
- All bedding is non-feather.
- The floor covering is solid oak boards.

Bathrooms, Shower-rooms and Toilets

- From the bedrooms, the bathroom is on step free level access.
- The door opening is 710mm wide.
- There is a curved step in shower.
- The WC seat is 430mm above the ground.
- The height of the washbasin is 850mm, and there is a narrow pedestal underneath the sink.
- The sink has two individually controlled taps.
- The room is lit by ceiling downlighters.
- The colour contrast of floor, walls and towels is low.
- The floor is tiled.

Laundry/Utility Room

- The onsite laundry room is a shared facility. It is situated about 25m from Blacksmiths cottage.
- The pathway to the laundry room is loose stones.
- There is one small step, about 100mm high.
- There are 2 driers and 2 washing machines, and a communal freezer.
- The lighting is provided through a fluorescent tube.
- The flooring is concrete.

Garden

- The cottages are set in 500 acres of land. Most land is undulating, there are no hardcore paths in place.
- Blacksmiths cottage has a shared grassed seating area and lawn behind the barn conversion, where wooden garden chairs are placed in the summer months. Wooden garden tables can also be provided.

Additional Information

- Dogs are not allowed in the cottage.
- Overall the colour contrast in the cottage is good, aside from the bathroom.
- The nearest hospital is situated in Barrow-in-Furness. Postcode LA14 4LF.
- The nearest doctors surgery is situated in Broughton-in-Furness, approximately 4miles away. Telephone 01229 716337. Postcode LA20 6EZ.
- Internet access is available free of charge through a wifi network which works in all cottages.
- Mobile phone networks have limited reception and do not work indoors.

Contact Information

Address (Inc postcode): Thornthwaite Farm Woodland Broughton-in-Furness Cumbria LA20 6DF

Telephone: 01229 716340

Email: info@lakedistrictcottages.co.uk

Website: www.lakedistrictcottages.co.uk

Hours Of Operation: 08.00-22.00