

# Access Statement

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If you have any queries regarding the following statement please email us at [info@hazelmerekeswick.co.uk](mailto:info@hazelmerekeswick.co.uk) or telephone 017687 74075 and we will be pleased to help in any way that we can, Lynne & Andy Jones

Hazelmere is a traditional Victorian house on 3 floors, though currently the letting rooms are on the first floor so guests need to be able to manage stairs as we have no ground floor bedrooms or an internal ground floor toilet. We do have storage for wheelchairs and would be happy to charge up an electric wheelchair for guests to use out and about.

One further thing to consider is we do have a small black cat (William aka "Bill") which, whilst not allowed in the guests' rooms or the dining room does go up and downstairs so guests with a cat allergy might not be comfortable. Bill also tends to lie on the landing at times so please watch your step as he can blend in quite well with the hall and stair carpet.

All paintwork is white contrasting to the colours of floor coverings.

All bedrooms have lights beside beds as well as main lights, all sockets are below 40cm height.

The property is totally non-smoking.

All rooms have thermostatically controlled radiators.

All electrical equipment is PAT tested annually for safety.

Mobile coverage is generally good for any service and WiFi works in all rooms.

The bus station is about half a mile away. The nearest railway station is Penrith some 18 miles away. There is a regular bus service to Keswick.

Shops in the town centre are about 5 minutes' walk away – the theatre and lake are a further 10 minutes' walk. Car hire and taxis are available in the town and telephone details are on display in the hall.

There are RADAR toilets in the town in Central Car Park (6 minutes' walk), on the old railway station, by the Theatre by the Lake.

Our brochure and all correspondence can be supplied in large print on request.

No furnishings or bedding contain feathers for guest's comfort.

The fire system was renewed in 2005 and provides dim emergency lighting on the stairways. The warning bell is a continuous horn designed to pass regulations to be heard in all areas. All rooms have smoke alarms and sensors.

There is a seat at the front of the property which guests may use for changing walking boots etc. The garden to the rear of the property is private.

## *Front Car Park/Entrance to Hazelmere*

Car park - a tarmac area 2m240cm X 6m50cm

This car park is used for loading/unloading – parking space is gained from a lane to the side of Hazelmere. There is ample parking for 6 cars.

Crazy paving path width 1m x 8m length.

Gate width 1m.

Bell height 1m145cm; Key hole height 120cm.

Step 7cm high width 90cm.

Further step height 13cm, door width 90cm to porch area 90cm x 125cm free space – quarry tile floor.

Internal door width 85cm.

### ***Hall***

Carpeted throughout hall and stairs with short pile carpet.

Hall width at narrowest point 1m145cm.

### ***Dining Room***

Door width 82cm.

Tables 80 cm square, height 72 cm all with central legs.

Chairs are pine with no arms or cushions.

Furniture can be moved to offer greater access when necessary.

Short pile fitted carpet throughout.

### ***Stairway to 1st floor***

12 steps each 18.5cm high and 25cm depth – 92cm width. Hand rail on right going up.

180o turn on half landing 1m deep and 1m80cm wide.

4 stairs height 18cm, depth 25 cm width 92cm.

Hallway 88cm wide.

### ***Bedroom 2 – Has a single and a double bed***

Door width 75cm.

Height light switch 1m128cm.

Short pile carpet.

Double bed space 1m140cm x 1m150cm one side and 1m140cm x 45cm at far side.

Bed height 56 cm.

Gap between bed and wall at narrowest point 90 cm.

Single bed to wall one side free space in front 1m30cm x 1m50cm.

Bed height 56 cm.

En-suite door 76cm, opening width 60cm unless furniture re-arranged

Free space in en-suite 60cm x 65cm. Flooring - Cushionfloor.

Shower cubicle height of step 14cm, area 70cm x 75cm. Height of shower control 1m135cm.

Height of toilet seat 40cm.

### ***Bedroom 3 – double room (queen sized bed)***

Door width 76cm.

Light switch eight 1m35cm.

Short pile carpet.

Free space to side of bed 1m40cm 1m40cm.

Narrowest point around bed 80cm.

Free space at end of bed 1m80cm x 3m15cm.

TV has remote control.

Bed height 56cm.

The bed can be moved if this is helpful.

En-suite door 76cm, frees space 56cm x 60cm.

Floor covering cushionfloor.

Shower cubicle height of step 17cm, area 70cm x 75cm.

Height of toilet seat 40cm.

### ***Bedroom 4 – single room***

Door width 78cm.

Light switch height 1m30cm.

Short pile carpet.

Free space to side of bed 50 cm 1m80cm.

En-suite door 60cm, frees space 50cm x 40cm.

Floor covering tiles.

Shower cubicle height of step 17cm, area 65cm x 65cm.

Height of toilet seat 40cm.