

## Access Statement for

# BENDALE COTTAGE

### Introduction

Our cottage is an annex to the farm house situated in a farm yard location in the country side. 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

- Further information about Bendale Cottage can be found on our websites [www.bendalecottage.co.uk](http://www.bendalecottage.co.uk) and [www.westhousefarmcottages.co.uk](http://www.westhousefarmcottages.co.uk) Bookings / enquiries can be made with directly with us by emailing [stay@bendalecottage.co.uk](mailto:stay@bendalecottage.co.uk) , or telephoning us on 01900 818615 or 07898132805
- We are not on a bus route
- The nearest train station is Maryport, 3 miles away. There are accessible taxis at the station.

### Arrival & Car Parking Facilities

- There is a car parking area in the courtyard with ample parking
- The car parking area is on level concrete
- The entrance to the cottage at the front has 2 small steps 18cm high, 38 deep, 89 wide. The door hinged on the right. The door is 63cm wide.
- Parking is approximately 5 metres away from the entrance.
- The parking area can be lit by an outside light.
- The outside light beside the entrance door is switched on from the inside of the house.
- The key for the cottage is available from the adjoining farm house.

### General Information

- The front door is 63cm wide and the key hole lock 110cm high.
- Bendale Cottage is an open plan design, the kitchen area being separated from the lounge by a breakfast bar.
- Heating is oil fired throughout. There is an electric stove in the lounge, and radiators in each of the other rooms.

### Open Plan Lounge/Kitchen

- The lounge is open plan with the kitchen
- A breakfast bar measuring 220cm long and 90cm high
- Chairs are movable
- There is a free space of 130cm clear of doors and furniture.
- Flooring is carpeted in the lounge area and tiled in the kitchen area

- Furniture is moveable
- One fabric covered double sofa and one arm chair.
- Teletext available on TV with remote control. Freeview box, DVD player, portable CD player with radio and tape.
- Electric stove.

### **Kitchen Area**

- The worktop height is standard approximately 90cm
- Oven door is drop down with hob above at standard height.
- Sink is standard height with cupboards underneath.
- Lighting is spotlight bulbs on ceiling, with under unit lighting.
- 130cm free space between all furniture and worktops.
- Fridge available.
- Microwave available.
- Flooring is tiled.
- Smoke alarm fitted.

Washing Machine/Tumble Dryer and Freezer are available for use - situated in the owner's porch

### **Bedroom**

- Door width 82cm.
- King Sized bed provided 150cm
- Bed height 70cm floor to top of mattress.
- Duvet and pillows provided.
- Largest transfer space available left or right of bed is 75cm
- Bed is moveable is more space is required at either side.
- Chest of drawers is 79cm high. Bedside tables are 79cm high.
- Largest free space clear of doors and furniture is 120cm by 240cm

### **Bathroom**

- Door width 75cm.
- Corner shower unit
- Free space in bathroom free of doors and furniture is 2metres by 2 metres.
- Toilet seat height 44cm
- Space to right of toilet is 115cm 55cm to left of toilet.
- Flooring is tiled with a bath mat.
- Space under the wash basin is free (no pipes or vanity unit).

### **Grounds and Gardens**

- Patio with stone flags, table, chairs and BBQ. Access available to share owners garden

### **Additional Information**

- Good mobile phone reception
- The cottage is no smoking throughout.
- No Pets allowed

### **Contact Information**

Please contact:

Susan Harper  
Bendale Cottage  
West House Farm  
Dearham  
Maryport  
Cumbria  
CA15 7LD

Tel 01900 818615 or 07898132805

[stay@bendalecottage.co.uk](mailto:stay@bendalecottage.co.uk) or [stay@westhousefarmcottages.co.uk](mailto:stay@westhousefarmcottages.co.uk)

website [www.bendalecottage.co.uk](http://www.bendalecottage.co.uk) or [www.westhousefarmcottages.co.uk](http://www.westhousefarmcottages.co.uk)

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