

ACCESS STATEMENT

For PUDDING COTTAGE

<p><u>Introduction</u></p>	<p>Pudding Cottage is a terraced Lakeland stone cottage situated between Windermere and Ambleside. It was originally built in 1850 and converted in 2001. The cottage has 3 bedrooms sleeping 6 in total in a combination of one king size and two twin rooms.</p>
<p><u>Pre-Arrival</u></p>	<ul style="list-style-type: none"> • Our property is featured on the Lakelovers Self Catering Agency website www.lakelovers.co.uk and on www.pudding-cottage.com • Bookings/enquiries can be made online or by phone to 0151 342 1234 or 015394 88855. • The nearest bus stop is at the top of drive to the cottage – buses go every 15 minutes to Grasmere. Timetables are kept in the cottage • The nearest train station is Windermere 2 miles away. • The nearest shop/pub/petrol are at Troutbeck Bridge about 1 mile away and the nearest supermarket is in Windermere which is 2 miles away.
<p><u>Arrival & Car Parking Facilities</u></p>	<ul style="list-style-type: none"> • Access to the cottage is very simple. It is up a short tarmac drive directly off the A590 between Windermere and Ambleside. Parking is directly outside the cottage. • Luggage can be unloaded: Front of property? Yes Rear of property No • Parking for 6 cars • Number of parking spaces: 12 on site • Distance from parking to property? 3 yards. • Number of steps up to entrance? 1 • Is there a handrail? No <p>The site is lit until 11.30pm at night for late arrivals</p>

<p><u>Lounge</u></p>	<ul style="list-style-type: none"> • Is furniture movable? Yes • Are cushions provided? Yes • Flooring is laminate with one large oriental rug and one small rug. • What type of seating is there? Two 3 seater sofas a rocking chair and an armchair • Is there a TV with remote control and Teletext? Yes • DVD player? Yes • DVD /Video player? Yes • Stereo with CD player? Yes • There is extensive lighting with two overhead lights, 3 halogen spotlights, three uplighters and 3 table lamps.
<p><u>Laundry</u></p>	<ul style="list-style-type: none"> • Is there a washer/dryer? Yes • Are the laundry facilities in the kitchen or elsewhere? Kitchen • Are the laundry facilities Private? Yes • There are fixed drying racks in the boiler cupboard and removable racks to go over the radiators if needed.
<p><u>Leisure Facilities</u></p>	<ul style="list-style-type: none"> • The property has membership of: The Low Wood Leisure club • Leisure Club approx 1 mile away from the property.
<p><u>Bedrooms</u></p>	<p>Room Combinations: First floor – number of twin or double? 1 King size and two twin bedrooms</p>
<p><u>First Floor:</u></p>	<ul style="list-style-type: none"> • There are 14 steps to the first floor. • Are any of the first floor rooms en-suite? If so, which? Master bedroom has an en suite shower room • Is there space for a cot in any of the first floor rooms? If so, which? Yes – the master bedroom.
<p><u>Bathroom & WC</u></p>	<ul style="list-style-type: none"> • Is there a second WC separate to the bathroom? Yes (downstairs) • What type of flooring is there? Tiles • There is a second bathroom upstairs with a bath and overhead shower which serves the two twin bedrooms.

<p><u>Self-Catering Kitchen</u></p>	<ul style="list-style-type: none"> • Is there a table provided if there isn't a separate dining area? Yes • How many people does it seat? 6 • What type of flooring is there? Tiles. • Is there adequate lighting with spotlights/strip lights above work surfaces? Yes
<p><u>Grounds and Gardens</u></p>	<ul style="list-style-type: none"> • Is there a garden? If so, is it enclosed? Large communal gardens – partly enclosed but very safe. Private patio area with seating for 6 and a barbeque. • Are there any hazards in the garden? No • Is there a lawn area? Yes
<p><u>Additional Information</u></p>	<ul style="list-style-type: none"> • An information folder is provided with information on the local area? Yes • Is there adequate mobile phone reception? Yes • Are there any more internal steps besides those already listed? No – only step out of back door to garden. • Baby equipment is available as standard in the cottage – cot, cot bedding, high chair and floaties. • Toys and games are also provided as are games consoles with games and a selection of DVDs and Cds. • Towels are provided.
<p><u>Contact Information</u></p>	<ul style="list-style-type: none"> • Address: Lakelovers, Belmont House, Lake Road, Bowness-on-Windermere, Cumbria, LA23 3BJ or owner on 0151 342 1234. • Telephone: 015394 88855 • Fax: 015394 88857 • Email: bookings@lakelovers.co.uk • Website: www.lakelovers.co.uk and www.pudding-cottage.com • Opening hours: Daily from 9.15am – 5.15pm with emergency contact numbers given 24 hours a day. • Local Tourist Information Centre: Windermere – 015394 46499

<u>Future Plans</u>	<ul style="list-style-type: none">• Detailed floor plans will be available to view on the Lakelovers website by the end of 2008.• Do you have any plans to improve your property in any way?• Yes – possible ramp to front door• Access statement and room plans will be downloadable from the website• Feedback from our disabled guests who have already stayed with us to be made available to other potential guests (via website).• New upholstered sofas being delivered in 2008.• New high tech mattresses with memory foam purchased Feb 08.
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