

## **Access Statement for Coniston Holidays – Copper View**

### Introduction

Copper View is a detached bungalow style cottage on the edge of a residential estate a level 5 minute walk from Coniston village centre

### Pre- Arrival

We have an extensive website with pictures of most of the rooms and surrounding area

Bookings/enquiries can be made directly from the website via e-mail or via telephone or via the online booking portal or by letter

All guests are provided with a written booking confirmation containing information on where to collect the key for Copper View, upon key collection guests are given directions to the cottage.

The nearest bus stop is 100m away outside Coniston Institute or 500m away in the village centre

Windermere Station and Ulverston Station are both approx. 12 miles away

Taxis can be arranged, if you would like one booking for you please mention when making your booking

This access statement is available on our website

[www.conistonholidays.co.uk](http://www.conistonholidays.co.uk) or via e-mail or post upon request.

## Arrival & Car Parking Facilities

Copper View has parking for 2 cars in its own private driveway entrance 10'8" no gate.

The surface of the drive is concrete

There is a drop in the pavement for access.

There is a slight slope to the drive

## Main Entrance

Copper View has 3 points of access

1. is accessed from a side door straight from the driveway.

The key for this door is the one issued to guests on arrival and opens all the doors for the property.

2. Through a wooden gate from the parking area there is second door into the property directly into the utility room

3. At the front of the property

The doors are all the same size 31" wide x 7' high, the keyhole is at a height of 38" same on all 3 external doors.

Door 1 is hinged on the right. There is a concrete surfaced slope to this door with an iron hand railing and a step 4.5" deep over the threshold. This door leads straight into the dining area

Door 2 is accessed from the car park via a step 6" high, through a wooden gate 32" wide in a wooden fence. Door size as above, hinged on the right there are 2 concrete steps (1) 9" x 16" & (2) 8" x 7.5" leading up this door. The door

leads you into the utility room on the right is the gas central heating boiler and a work top 3' wide x 2' depth with a tumble dryer underneath it, on the left the front loading washing machine stands on the floor with a larder style counter top freezer stood on top of it. From the utility room another door 29" wide x 66" high hinged on the left opens into the kitchen.

Door 3 size as above gives access from the front of the property via a step 4" high x 7" deep into a reception area 38" wide x 94" long where there is space to hang coats The floor covering is fitted durable matting Another door 31" wide x 7' high with a slate surfaced step 6" high up to it, opens into the lounge hinged on the left

### Kitchen

Open planned galley style with a large dining area to the right when accessed through exterior door no.1

Dining area has fitted short pile carpet

Light switches are on the wall to the left of door no.1

Pine extendable round dining table 42" when closed and 4 dining chairs with 2 cane conservatory style chairs make up the furniture.

A breakfast bar 35" wide x 54" long with overhead double sided glass wall cupboards divides the kitchen from the dining area

A galley style kitchen with floor cupboards down both sides height of work surfaces 3' x 24" deep, kitchen sink 13" x 16" with single drainer on left, gas hob and electric oven.

Non slip Khadean floor covering in a light shade

At the other end of the kitchen to the utility room is a door 29" wide x 66" high hinged on the left, opens into the kitchen that leads into a hall way.

### Hall Way

Light switches on the right hand side wall

32" wide with a recess 35" wide x 58" long giving access to the 2 bedrooms.

### Twin Bedroom

Accessed through door 29" wide x 6'6" high hinged on left opening into the bedroom. Light switch for ceiling light is on the right hand side wall

This room has a fitted short pile carpet in a light colour

There are 2 pine based single beds with a 20" gap between them and a pine bedside cabinet another bedside cabinet is between the bed and wall. Both cabinets have a bedside lamp

All bedding is cotton with non feather pillows and duvet

Door 29" wide x 6'6" high opens into an en-suite bathroom.

Light switch on wall on bedroom side of door

Flooring non slip slate tiled

Height of sink 32" height of toilet 16", toilet roll holder is mounted on wall to right of toilet

Standard size bath 20" from ground with shower over

### Double Bedroom

29" wide x 6'6" door opens into bedroom hinged on left, light switch for ceiling light on wall on right

Double 4'6" bed with access all round and bedside cabinet at each side with bedside light on each

All bedding is cotton with non-feather pillows and duvet

Flooring is a pale blue short pile carpet

### Shared Bathroom

Accessed from the door on right in the hallway, door 29" wide x 6'6" high, hinged on right opening into the bathroom.

Flooring is non-slip slate tiled

Light switch is on the left outside the bathroom door on the hall side

On left there is a fitted standard size bath with shower over 20" from ground.

Standard size bathroom sink straight ahead height 32"

Toilet is 16" high toilet roll holder mounted on the wall to the right

### Lounge

Large lounge filling the width of the cottage

Light green short pile carpet

3 seater leather settee, 2 seater leather settee, 1 x leather armchair

Wooden coffee table

T.V with remote control

Gas fire with control at ground level

## Outside Space

Between the utility room and the old garage (used for storage) is a private concrete surfaced area 9' wide x 27' long with slate topped table 27" x 48" and 4 plastic outdoor chairs BBQ stored in the garage

Where the cars are parked is a grey wheelie bin for household waste, 1 x blue box for paper & 1 x blue box for glass and cans. These are emptied once a fortnight

At the side of the cottage is a lawned area with another lawned area at the front of the property.

The cottage has a concrete path all the way round it with a wooden seat to the front

A small path leads between the 2 lawned areas to a gate in the boundary wall

## General Information

Copper View is a non-smoking property and pets are not allowed.

Please mention if you have any disabilities or mobility problems on making your initial enquiry

Copper View has full central heating with controls on the radiators and a thermostat situated on the wall between the hall and lounge at head height