

## Access Statement Thwaite Howe Guest House, Thornthwaite

### Introduction

We aim to cater for the needs of all visitors to Thwaite Howe, which is a 150 year old, 8 bedroomed Guest House overlooking Thornthwaite and the Derwent Valley. Thornthwaite is a beautiful hamlet, positioned on the side of a hill, 3 to 4 miles from Keswick. The raised position of the house may make it unsuitable to the less mobile but if you have any specific questions please feel free to call us and we will do our best to help. The following statement is a summary of our provision.

### Pre-Arrival

- There is a bus stop in the village with a service every 1 or 2 hours depending on the day/time of arrival (see Keswick X5 service). There is a 5 minute uphill walk to the house.
- Penrith mainline train station is 25 minutes away by car.
- There is a local taxi service and if required, we can make a booking for you.
- You can contact us via phone, or email (details below)

### Arrival & Car Parking Facilities

- Please see our website or your booking confirmation for directions to the property. On arrival to the property you will find that there are no marked parking bays but there is more than enough room for all cars
- The car park surface has a slight decline towards the house and is mostly gravel, however the frontage of the house has a flat tarmac approach.
- We are happy to assist guests with luggage

### Main Entrance & Reception

- The front door has two steps 8cm and 14cm high respectively into the vestibule. There is then a door into the hall with an additional step which is 15cm.
- The front door is usually closed but we do have a bell on the door frame at a height of 143cm.
- The front door is 104cm wide and upon entry into our home the vestibule door is 110cm wide
- The floors in the vestibule and hallway are carpeted.

### **Public Areas - General (Internal)**

- The hallways to the breakfast room and guest lounge are a minimum of 196cm wide
- The hallways are well lit at all times
- The floors in all hallways and on stairs throughout the house are carpeted
- The breakfast room and guest lounge are on the ground floor.
- There are 13 stairs to a half landing followed by a further 7 stairs to the first floor bedrooms. From the first floor up to the second floor there are 9 stairs to the half landing followed by 8 stairs.
- The stairs are 17cm high, 29cm deep. All stairs are a minimum of 104cm wide.

### **Public Areas - WC**

- Bedrooms are en suite but no public WC available

### **Breakfast Room & Guest Lounge**

- Breakfast is served in the breakfast room on the ground floor. There are no steps
- Furniture is flexible and can be moved on request.
- Tables have underspace of 61cm high by 57cm wide and tabletop height of 70cm (legs on each corner). The chairs are without arms and can be moved to accommodate.
- We play quiet background music in the breakfast room

### **Laundry**

- Not available

### **Shop**

- Not available

### **Leisure Facilities**

- Not available

### **Outdoor Facilities**

- See Grounds and Gardens section

### **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- Not available

## **Bedrooms**

- There are 8 bedrooms, 4 on the first floor and 4 on the second floor.

### **Room 1**

- There are 13 stairs to a half-landing followed by a further 7 stairs to the landing.
- The stairs are 17cm high, 29cm deep. All stairs are a minimum of 104cm wide.
- The main door is 89cm wide and the bathroom door is 66cm wide
- It is a twin bedded room
- There is a 60cm space between beds and each bed is accessible from the left or right. There is a 60cm route at the foot of the beds within the bedroom and there is also a 240x170cm area between the main door and the dressing table
- Furniture is moveable on request
- Beds are 60cm high
- Television with remote control and teletext
- Divan beds are provided
- Two armchairs and one stool are provided in the room
- There is an ensuite bath and shower room (see below for details)
- Fitted short pile carpet on the floor

### **Room 1 Ensuite**

- Door width 66cm, inward opening.
- Free floor space clear of door is 170cm x 120cm
- The bath edge is 54cm high
- The bath has an electric shower over, positioned with controls and an isolating switch both at a height of 170cm
- The basin is flat fronted and has clear underspace. It is 83cm high.
- The toilet is 43cm high
- Good colour contrast of floors, walls, fittings and fixtures

## **Room 2**

Room 2 is not currently in use.

## **Room 3**

- There are 13 stairs to a half-landing followed by a further 7 stairs to the landing.
- The stairs are 17cm high, 29cm deep. All stairs are a minimum of 104cm wide.
- The main door is 89cm wide and the bathroom door is 59cm wide
- It is a room with a king-sized bed
- The bed is fully accessible from the left or right. There is a minimum of 85cm around the bed.
- Bed is 55cm high
- Television with remote control and teletext
- One armchair and one stool are provided in the room
- There is an ensuite bathroom (see below for details)
- Fitted short pile carpet on the floor
- The washbasin is fitted on top of a cabinet adjacent to the bathroom. The rim of the basin is 94cm high.

## **Room 3 Ensuite**

- Door width 59cm, inward opening.
- There is 50cm of space alongside the bath
- The bath edge is 51cm high
- The bath has a mixer tap bath filler with telephone style shower head attachment
- The toilet is 42cm high
- Good colour contrast of floors, walls, fittings and fixtures

## **Room 4**

- There are 13 stairs to a half-landing followed by a further 7 stairs to the landing.
- The stairs are 17cm high, 29cm deep. All stairs are a minimum of 104cm wide.
- The main door is 89cm wide and the bathroom door is 59cm wide
- It is a room with a king-sized bed
- The bed is fully accessible from the left or right. There is a minimum of 95cm around the bed.
- Bed is 55cm high
- Television with remote control and teletext
- One armchair and one stool are provided in the room
- There is an ensuite bathroom (see below for details)
- Fitted short pile carpet on the floor
- The washbasin is fitted on top of a cabinet in the bedroom. The rim of the basin is 94cm high.

## **Room 4 Ensuite**

- Door width 59cm, inward opening.
- There is 48cm of space alongside the bath
- The bath edge is 52cm high
- The bath has a mixer tap bath filler with telephone style shower head attachment
- The toilet is 42cm high
- Good colour contrast of floors, walls, fittings and fixtures

## **Room 5**

- There are 13 stairs to a half-landing followed by a further 7 stairs to the first landing where there are seats. A further 9 stairs lead to the second half-landing and then 8 stairs bring you to the second floor level.
- The stairs are 17cm high, 29cm deep. All stairs are a minimum of 104cm wide.
- The main door is 80cm wide and the bathroom door is 66cm wide
- It is a room with a double divan bed
- There is a 60cm route at the foot of the bed within the bedroom and there is also a 240 x170cm area between the main door and the dressing table
- Furniture is moveable on request
- Bed is 57cm high
- Television with remote control and teletext
- Two armchairs and one stool are provided in the room
- There is an ensuite bath and shower room (see below for details)
- Fitted short pile carpet on the floor

## **Room 5 Ensuite**

- Door width 66cm, inward opening.
- Free floor space clear of door is 170cm x 125cm
- The bath edge is 54cm high
- The bath has an electric shower over, positioned with controls and an isolating switch both at a height of 170cm
- The basin is flat fronted and has clear underspace. It is 83cm high.
- The toilet is 41cm high
- Good colour contrast of floors, walls, fittings and fixtures

## **Room 6**

- There are 13 stairs to a half-landing followed by a further 7 stairs to the first landing where there are seats. A further 9 stairs lead to the second half-landing and then 8 stairs bring you to the second floor level.
- The stairs are 17cm high, 29cm deep. All stairs are a minimum of 104cm wide.
- The main door is 81cm and the bathroom door is 66cm wide
- It is a room with a double divan bed
- There is a 70cm route at the foot of the bed within the bedroom and there is also an 80cm area between the foot of the bed and the dressing table
- Furniture is moveable on request
- Bed is 57cm high
- Television with remote control and teletext
- One armchair and one stool are provided in the room
- There is an ensuite bath and shower room (see below for details)
- Fitted short pile carpet on the floor

## **Room 6 Ensuite**

- Door width 66cm, inward opening.
- Free floor space clear of door is 100cm x 70cm
- The bath edge is 54cm high
- The bath has an electric shower over, positioned with controls and an isolating switch both at a height of 160cm
- The basin is rounded at the front and has clear underspace. It is 80cm high.
- The toilet is 41cm high
- Good colour contrast of floors, walls, fittings and fixtures

## **Room 7**

- There are 13 stairs to a half-landing followed by a further 7 stairs to the first landing where there are seats. A further 9 stairs lead to the second half-landing and then 8 stairs bring you to the second floor level.
- The stairs are 17cm high, 29cm deep. All stairs are a minimum of 104cm wide.
- The main door is 80cm wide and the bathroom door is 58cm wide
- It is a room with a double divan bed
- The bed is fully accessible from the left and has slightly reduced headspace on the right-hand side due to the eaves, although remains fully accessible. There is a minimum of 95cm around the bed.
- Bed is 58cm high
- Television with remote control and teletext
- One armchair and one stool are provided in the room
- There is an ensuite bathroom (see below for details)
- Fitted short pile carpet on the floor

## **Room 7 Ensuite**

- Door width 58cm, inward opening.
- There is 55cm of space alongside the bath
- The bath is a slipper-bath style and the edge is 65cm high
- The bath has a mixer tap bath filler with telephone style shower head attachment
- The basin is flat fronted and has clear underspace. It is 85cm high.
- The toilet is 43cm high
- Good colour contrast of floors, walls, fittings and fixtures

## **Room 8**

- There are 13 stairs to a half-landing followed by a further 7 stairs to the first landing where there are seats. A further 9 stairs lead to the second half-landing and then 8 stairs bring you to the second floor level.
- The stairs are 17cm high, 29cm deep. All stairs are a minimum of 104cm wide.
- The main door is 80cm wide and the bathroom door is 58cm wide
- It is a room with a king sized divan bed
- The bed is fully accessible from the left or right-hand side. There is a minimum of 70cm around the bed.
- Bed is 55cm high
- Television with remote control and teletext
- One armchair and one stool are provided in the room
- There is an ensuite bathroom (see below for details)
- Fitted short pile carpet on the floor

## **Room 8 Ensuite**

- Door width 58cm, inward opening.
- There is 90cm of space between the bath and the basin
- The bath is a roll-top style and the edge is 60cm high
- The bath has a mixer tap bath filler with telephone style shower head attachment
- The basin is flat fronted and has clear underspace. It is 86cm high.
- The toilet is 43cm high
- Good colour contrast of floors, walls, fittings and fixtures

## **Grounds and Gardens**

•We have a large garden for residents which is available to sit in (benches available). It is built onto a sloping hillside and has some gravel and some concrete paths and steps.

## **Additional Information**

- Mobile phone reception is generally good
- We are able to use the front and back doors in the event of evacuation. There is a fire alarm and emergency lighting should this be the case. If you require more assistance for evacuating please notify us on arrival and we will ensure you are evacuated safely e.g. hearing impairment.
- We are a no smoking building (smoking is allowed in the garden)
- We are able to keep medication in our fridge upon request (not available 24hours).

## **Contact Information**

- Address: Thwaite Howe, Thornthwaite, Keswick, Cumbria, CA12 5SA
- Telephone: 017687 78744
- Email: [info@thwaitehowe.co.uk](mailto:info@thwaitehowe.co.uk)
- Website: [www.thwaitehowe.co.uk](http://www.thwaitehowe.co.uk)
- Hours of operation: Hours flexible to business, the B&B is our home so occupied most of the time.
- Public transport numbers: Bus (Stagecoach) 01900 604 588, Virgin Trains Ticketline 08719 774 222
- Local taxi numbers: Davies Taxis – 017687 72676, Derwent taxis 017687 75585

**We welcome your feedback to help us continuously improve if you have any comments please phone 017687 78744 or email [info@thwaitehowe.co.uk](mailto:info@thwaitehowe.co.uk)**