

## ACCESS STATEMENT LONGLANDS FARM COTTAGE, CARTMEL.

### Introduction

Longlands Farm Cottage is situated in the Lake District National Park 1 mile north of the medieval village of Cartmel.

This is a working farm and as we are voluntary members of the National Rural Stewardship Scheme, we take every care to enhance and protect our surroundings.

The 2-storied oak-beamed cottage dates from about 1650 and retains many original and interesting features while having also been sympathetically restored and gradually updated.

All the windows are double-glazed and are mainly in a traditional casement style.

Electric storage heating is supplied free of charge in all the living rooms and bedrooms.

It has always been our policy not to accept pets ~ apart from registered assistance dogs ~ in order to accommodate guests with allergies.

We are always happy to supply further details and provide any additional help and information which guests may wish to have

### Pre- arrival

Our website is [www.longlandsfarmcottage.com](http://www.longlandsfarmcottage.com)

We are pleased to receive enquiries and bookings at any time by e-mail to:

[dixon@longlandsfarm.com](mailto:dixon@longlandsfarm.com)

Or to:

Mrs. V. Dixon, Longlands Farm, Cartmel, Grange-over-Sands, Cumbria. LA11 6HJ.

Tel: (015395) 36406

Clear and detailed directions are provided for guests arriving by car. The most convenient train station is Grange-over-Sands, approx. 3 miles away and taxis can be arranged if requested to collect guests arriving by rail. Local bus services to Kendal via surrounding villages run from Cartmel and timetables are supplied on request.

### Arrival and car parking

There is ample level car parking on tarmac and concrete surfaces which are well lit and immediately adjacent to the cottage.

### Main Entrance

The path to the front door is slightly down-sloping, 1m wide and 2.5 m long. 1.5cm door step up and 4cm threshold. Half-glazed right-hinged door 78cm wide and keyhole 80cm high. Doorway leads into vestibule 1.5m wide with 1.3m forward clearance. Half-glazed right-hinged interior door 72cm wide leads into lounge.

Rear entrance is via half-glazed right-hinged outer door – 68cm wide, handle ht. 1.06m with 2cm threshold into vestibule – 2.2m long and 1.3m wide with coat hooks. Interior half-glazed left-hinged door 75cm wide, 80cm high keyhole with 1.5cm threshold leads into kitchen with 18cm step down.

### Public areas

Fire alarms are fitted. Fire extinguishers are located under the stairs and in the main bedroom with a fire blanket situated in the kitchen. Procedure in case of fire is in House Book of information for guests. Spare door keys supplied near outside doors.

Electric plug sockets are mainly 23-50 cm high, light switches 1.2-1.4m high.

### Dining room and lounge

Doorway with panelled and glazed right-hinged door 76cm wide and 1.79m high with wrought iron latch 1.03m high leads from kitchen into dining room.

Dining room is 5.1m long and from 2.8m to 3.8m wide overall. Ceiling height is 2.07m with and exposed oak beam, (16cm deep by 19cm wide), running the length of the room – at its lowest point 1.86m from floor. A second oak beam, (18cm deep and 24cm wide) runs along the length of the side wall with clearance of 1.91m. The floor is carpeted, with some quarry tiling near the doorways. Lighting is a central fitting with an extra table lamp on the sideboard and a glazed wall-light.

Antique oval dining table, 3-leaf gate-leg style, 1.43m long, 1.05m wide, and 71cm high. 6 upholstered upright dining chairs, seat height approx 48cm. Furniture is moveable as required.

Inner panelled left-hinged door, 90cm wide and 1.82m high has wrought iron latch 1.05m high and 1.5cm threshold leading via hallway into lounge, bathroom and staircase. Hallway is 2.2m long and 1m wide and close-carpeted. It has a ceiling height of 2.15m with oak beam across its width leaving a clearance to floor of 1.9m. Overhead light fitting. Panelled door into lounge from hall, right-hinged 72cm wide and 1.94m high with knob 96cm high.

Lounge is close-carpeted with substantial – though moveable – light oak furniture with soft upholstery and additional non-feather cushions. 3-seat sofa and 3 arm chairs (approx. seat height 40cm) also padded window seat.

2 low occasional tables.

2 overhead light fittings and 2 table lamps

Colour TV and DVD with remote controls.

Fireplace for open fires – fire is usually lit ready for guests' arrival and logs can be carried in and fires lit, if requested, during their stay.

Lounge is 4.4m long and 3.85m wide with ceiling height of 2.14m. One oak beam (23cm x18cm max.) runs across the width of the room with overall height clearance of 1.91m. 2 smaller beams run the length of the room and one along the wall with clearance of 1.96m approx.

Interior semi-glazed door leads into front vestibule with the £1 coin meter for the domestic electricity wall-mounted 1.46m high.

Electric storage heating is supplied free of charge in all living rooms and bedrooms

### Laundry.

There is a front-loading washer in the kitchen.

A clothes airer is supplied and large airing cupboard, also excellent outside line-drying in a large open building nearby.

### Shops.

There are several grocery shops in Cartmel and a wider selection of provisions can be found in Grange or the larger supermarkets in Kendal or Ulverston.

### Leisure facilities.

Many walks are available direct from the cottage over the extensive farm and park land, with free access to Little Heaning private wood, and to the spectacular views from Hampsfell.

### Outdoor facilities.

We can obtain any particular information which guests may require regarding special interests and there is an extensive selection of Visitor Information in the cottage.

### Bedrooms.

Bedrooms are reached through an original oak-studded door 1.70m high and 86cm wide with a carpeted 7cm step up. Door may be left open, or closed by a finger-hole latch 1.02m high, as required.

Staircase is close-carpeted 96cm wide with 5 steps 15cm high & 27cm deep to a small landing 2m long and 1m wide (excluding window embrasure). Further 7 steps with left hand banister rail to upper landing, with exposed oak beam at head of stairs allowing 1.76 clearance. 2-way overhead lighting.

Landing is 4m long and 1.06m wide. Overall ceiling height is 2.33m with second oak beam across, allowing 1.81m clearance to the floor.

#### 1<sup>st</sup> bedroom

Left hinged panelled door 72cm wide & 1.9m high with knob 97cm high.

Room is close-carpeted 4m long & 2.80m wide.

Double divan bed 4'6" wide – height to top of mattress 60cm.

Non feather pillows and both woollen and man-made fibre blankets supplied in all bedrooms.

Guests are welcome to bring their own sheets, pillow-cases and towels or alternatively, we are happy to provide these and make up the beds in advance (£4 per person). Linen is either pure cotton or poly/cotton.

Bedside cabinets with lamps on both sides of bed - 53.cm high.

Spacious fitted wardrobe.

2 - drawer dressing table 74cm high with chair.

Overhead light fitting

### 2nd bedroom

Right hinged panelled door 70cm wide & 1.83m high. with knob 1m high.

Room is close carpeted 5.17m long with maximum / minimum width of 3.09 / 2.35m allowing 40cm clearance at foot of beds. Ceiling height 2.33m with curved exposed oak beam set into wall along the length of room protruding approx. 7cm.

2 3' wide twin divan beds (height to mattress 60cm) with bedside cabinet between (height 50cm) and lamp. Central light fitting with extra pull-cord which may be operated from beds.

Spacious fitted wardrobe.

Chest of 4 drawers with mirror – 84cm high.

Overhead light fitting

### 3<sup>rd</sup> bedroom.

Right hinged panelled door 73cm wide & 1.96m high with knob 1m high.

Room is close-carpeted 4m long & 2.30m wide.

2 3' wide twin beds (50cms high to mattress) with wall mounted pull-cord reading lights overhead. One bed has bedside table with shelves (50cm high) and other has adjacent bedside wall shelf (56cm high).

2 drawer dressing table 71cm high and chair.  
Ceiling height is 2.37m with one exposed oak beam running along wall protruding 13cm at height of 1.83m.

Overhead light fitting.

### Bathroom and shower

Bathroom with WC is on the ground floor, reached from hallway via panelled right-hinged door 84cm wide with wrought iron latch (92cm high) and 1.5cm threshold – leaves doorway clearance of 1.66m.

Interior ceiling height is 2.12m. Room width 2.1m & length 2.5m excluding 57cm deep entrance doorway.

Bathroom is fully modernised with light-coloured “Mermaid” wallboarding throughout.

Thermostatic shower in separate cubicle -76cm along walls - with curved sliding doors and 24cm step up.

Shower has flexible headed fitting.

Bath height is 51cm and length 1.5m with standard lever-style taps.

Toilet seat 40cm high with space to right side 82cm and to left 24cm.

Basin height 84cm with free space underneath and standard lever-style taps.

3-bar wall-mounted electric towel-rail, maximum height 1.40m.

Electric wall-mounted fan heater with cord-pull at 1.56m height.

Wall-mounted mirror with over-lighting – cord-pull 1.70m height and laminated glass tray below.

Centre light fitting with wall cord-pull 1.28m height.

Flooring is vinyl “Cushionfloor”

### Kitchen.

Entry via outer vestibule with 18cm step down – or from the dining room. 3.80m long and 3.55m wide.

Ceiling height 2.37m partially sloping to 1.72m.

Exposed oak beam along length gives clearance of 2.20m.

1 open work top (height 90cm) with cordless electric kettle

2<sup>nd</sup> work top (height 92cm) with storage cupboards and drawers below + microwave and toaster.

4 ring electric cooker 89cm high has drop-down grill over left hinged oven.

Stainless steel sink with standard taps and cupboards below. Height to draining board 90cm.

Electric front-loading washer.

Upright fridge/freezer – highest shelf in fridge 1.35m approx.

Lab. Style stool and chair.

Electric strip lighting.

Flooring is vinyl “Cushionfloor”

### Grounds and gardens

Paved patio with flower beds along the south-facing front of the cottage, has wrought-iron chairs, table and a parasol.

Cottage has open spaces surrounding it, with a small stream running through the paddock behind the house – this has fencing and all the gates may be fastened if required, for the safety of young children.

### Additional information

Shop Mobility: Branches in Barrow-in Furness - (01229) 434039 and Kendal (01539) 740933.

Nearest RADAR toilet is in Grange-over-Sands opposite the Parish Church.

Quality of mobile phone reception is not always reliable here and signals vary depending on the network supplier.

All measurements have been taken – and the information supplied – to the best of our ability and in good faith. Due to the age and fabric of the cottage, layout is not of uniform shape and the measurements are the minimum overall.

Measurements have been taken for major items only, and we should be glad to provide any further details which may be required.

Feedback and suggestions are always welcome.