

## Access Statement for The Limes Country Guest House, Penrith. CA11 0DT

### **General Information:**

“The Limes” has 4 guest rooms. On the first floor are 3 x king size and 1 x twin. All rooms have their own en-suite, tea and coffee making facilities, TV and free Wi-Fi. We provide a warm welcoming atmosphere in our guest house. We do not do evening meals but there are various places to eat locally. We are situated 1 mile from the village of Stainton (with 2 x shops and pub) and 1.5 miles from the centre of Penrith. There are many local taxi firms and a bus stop (buses to Penrith and Keswick) 400m walk away. We generally accept guests from 16.00 and ideally before 22.00 but we can be flexible. Guests are expected to vacate their rooms by 10am on day of departure. Again we can be flexible within reason. We do not accept pets but guide/assistance dogs are welcomed.

For more information please refer to our website: [www.limespenrith.co.uk](http://www.limespenrith.co.uk) or call: 01768 863343 or email: [enquiries@limespenrith.co.uk](mailto:enquiries@limespenrith.co.uk)

### **Location, Car Parking, Garden and Entrance:**

We are 1 mile west of J40 M6 just off the A66 on Redhills Lane. A detailed map can be found on our website. Penrith train station is a 1 mile walk (or cycle) and there are taxi's or taxi details in the station itself. The Limes has a private (level) tarmac driveway with parking bays for 6 cars in front of the house. The parking area is well illuminated by 2 x street lamps and 2 x lights either side of the front door. There is ample covered and secure storage for bicycles at the rear of the house. The access from the driveway to the front door is up 5 x 15cm steps which are 1.9m wide with hand rails on either side. The front door is 90cm wide with a 15cm step. The Limes does not have wheel chair access and guest rooms are on the first and second floors. The house has carpet throughout its entirety. The front garden is available for guests to enjoy. This can be accessed by a set of small steps, or to avoid these the lawn meets the driveway to the left of the house. In the porch there is a boull and croquet set which guests are welcome to use. We also have garden chairs. Please just ask for assistance.

### **Fire Alarms and other Important Information:**

The Limes is fitted with a modern fire detection system and audible alarms. There are fire extinguishers and break glass alarm sounders in the hall and on the landings. If you discover a fire **DO NOT** attempt to fight it yourself. **The fire extinguishers are for use by staff only.** Raise the alarm using the break glasses and vacate the building immediately, following the exit signs. If you simply hear the fire alarm, vacate the building immediately. The assembly point is on the front lawn. The Limes is a **NO SMOKING** building by law. People can smoke in the garden and there is the facility to extinguish and discard cigarette butts by way of a labelled plant pot filled with soil. **PLEASE DO NOT DISCARD CIGARETTE BUTTS IN THE GARDEN OR ON THE DRIVEWAY.**

**Porch and Hallway (reception):**

The porch is 1.9m wide and has a boot/shoe rack. There is an 85cm wide door into the hallway. The hallway is 2.2m wide and leads to the dining room and stairs to the first floor. There are 2 x lounge chairs in the hallway which are 45cm high. 24 hour emergency lighting is in operation alongside 7 x bright LED downlighters.

**Dining Room:**

The dining room is accessed by an 80cm wide door. There are 6 x dining tables which are 74cm high and 77cm x 77cm square. The 15 x dining chairs are 50cm high and there are 2 x low lounge chairs which are 35cm high. We have a high chair also. A fridge and microwave is situated in the dining room for guests to use. We don't mind if guests bring in takeaway food. But we insist it is eaten in the dining room where crockery and cutlery is provided. We will also take care of any washing up. It is of course ok to eat snacks in the guest rooms.

**Stairs to First Floor Landing (and Utility Room):**

There are 12 x stairs which are 20cm high and 1.07m wide with hand rails on either side to a half landing. The half landing is 2.17m wide and 1.09m deep. It is illuminated by 24 hour emergency lighting alongside 2 x bright LED downlighters. (From this half landing the private utility room is accessed). Should any clothes need drying or laundering please ask for assistance. There are then 4 x stairs which are 20cm high and 1.07m wide with a hand rail on the left hand side to the first floor landing.

**First Floor Landing:**

The first floor landing is 2.2m wide and is illuminated by 24 hour emergency lighting alongside 6 x bright LED downlighters. There is an iron and ironing board located here which guests are welcome to use. But we ask that you use it where it is and not in the bedrooms for health and safety reasons. From the first floor landing rooms 1, 2, 3 and 4 are accessed.

**Room 1 (King Size):**

Access is through an 80cm wide door. Heating provided by storage heater with independent built in thermostatic convactor which can be set to allow desired room temperature. Fan in room. The bed is 70cm high. The area to the left of the bed is 1.7m wide to the end is 90cm and the right is 50cm wide. There is a sitting area of 2m x 2m with two lounge chairs which are 45cm high. Large window with view of back garden. The en-suite is accessed through a 72cm wide door and is 1.8m x 1.8m square. It contains a shower bath which is 1.8m x 0.6m. It has a 90cm deep shower screen. Standard toilet (43cm high) and wash basin (80cm high). Heated towel rail.

**Room 2 (Spacious King Size):**

Access is through an 80cm wide door. Heating provided by storage heater with independent built in thermostatic convector which can be set to allow desired room temperature. Fan in room. The bed is 70cm high. The area to the left of the bed is 70cm wide to the end is a 2.4m x 2.4m seating area with 2 x lounge chairs which are 45cm high. The area to the right of the bed is 1.7m wide. Large south facing bay window with view of Eamont Valley. The en-suite is accessed through a 58cm wide door and is 2.5m x 1m square. It contains a shower which is 70cm x 70cm and has a standard toilet (43cm high) and wash basin (80cm high). Heated towel rail.

**Room 3 (Superior King Size + 2 if required):**

Access is through an 80cm wide door. Heating provided by storage heater with independent built in thermostatic convector which can be set to allow desired room temperature. Fan in room. The bed is 70cm high. The area to the left of the bed is 1.2m wide to the end is a 3.0m x 2.8m seating area with a 2 seated sofa which is 1.5m x 1m and is 45cm high. The area to the right of the bed is 1.5m wide. Also in the room are 2 x comfy chairs which are 38cm high. Large south facing window with view of Eamont Valley. The en-suite is accessed through an 80cm wide door and is 1.7m x 1.7m square. It contains a shower which is 70cm x 70cm and has a standard toilet (43cm high) and wash basin (80cm high). Heated towel rail.

**Room 4 (Twin):**

Access is through an 80cm wide door. Heating provided by storage heater with independent built in thermostatic convector which can be set to allow desired room temperature. Fan in room. Gangway from door through narrowest part of the room is 1m wide. The beds are 70cm high. They are against the walls on either side of the room. The gap between the two beds is 1.5m wide. There are 2 x lounge chairs at the end of the beds which are 48cm high. Large window with view of trees in garden to side of the house. The en-suite is through a 72cm wide door and is 1.8m x 1.5m square. It contains a 70cm x 70cm corner/quadrant shower and has a standard toilet (43cm high) and wash basin (80cm high). Heated towel rail.