

Access Statement

Hall Hills THE FOLLY

Introduction:

Hall Hills offers luxury Holiday Cottages on the northern fringe of the Lake District National Park. We aim to set out our current facilities and services to enable visitors to make an informed decision as to whether we meet their particular needs.

Pre-arrival:

- Phone, fax and email are available for us to receive pre-arrival information.
- Our website – www.hallhills.co.uk contains necessary information with regards to the property, booking, availability and general information.
- Information regarding public transport is available on-site.
- Our nearest town is Dalston, which is approximately 4 miles away. Dalston has medical care; shops; pubs; park and post office.
- On arrival all guests receive a hamper of local produce, we offer to organise provisions to be available on arrival at the guests' request.

Arrival & Car Parking Facilities:

- Car parking is available close to your property although not directly in front. For the purposes of unloading and loading we can safely arrange parking immediately in front of your property at the rear of the main courtyard. Accessed by a gravel driveway.
- The front door of your property is accessed via a flight of wooden stairs to a balcony area made up of timber decking.
- Assistance with your luggage can be given on your arrival.

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Entrance:

- You enter the property from the front directly into the open plan living area. The front door is 3'0" (900mm) wide.

Public Areas – General:

- The main living area is open plan; access to the W.C/Shower is through a 2'9" (838mm) wide door.
- Flooring throughout the main living area is solid oak with the W.C/Shower area being tiled.
- The dining area is to the front of the property
- Leather sofas are the main seats in the living area.

Bedrooms:

- **Bedroom 1 – Main – First Floor** - Accessed through 2'6" (762mm) wide door. King size bed with separate side tables centrally located in room with approximately 1000mm clearance to each side. Dressing table at an approximate height of 800mm. 1x wardrobe with high shelf and hanging rail below.
Large clear floor area can take additional bed or cot.

Bathrooms & W.C's

- **First Floor:** Main shower room accessed through 2'6" (762mm) wide door, bathroom lock on door. W.C, wash hand basin; walk-in power shower, towel rail. Tiled floor.

Kitchen:

- Fully fitted, with full size integrated appliances and a counter top microwave. This includes a quality range of crockery, cutlery and glassware for dining purposes to suit the maximum occupancy level.
- A range of pans, baking trays, cooking and serving bowls and dishes as well as utensils

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Laundry:

- Your property benefits from the use of an on-site laundry.
- The laundry is shown on your site plan in your welcome pack.
- Access to the laundry is from the rear of your property, and is by way of a gravelled communal area
- The laundry has a single 3'0" (900mm) wide entrance door.
- Washing and drying machines are available along with: -
Ironing board & iron
Local area information
Visitor attraction guides
Maps
DVD's
Games
Telephone

Electrical Equipment:

- Light switches within the property are located at standard heights this being 4'0" (1200mm)
- Sockets within the property are located at standard heights this being 1'7½" (500mm)
- A qualified electrician checks portable electrical equipment within the property annually.
- The properties benefit from satellite Television; DVD recorders and integrated sound system
- All properties have Wi-Fi Internet access.
- External lighting is at both front and side of the property; these are automatically operated on a dusk till dawn sensor, as is the main courtyard lighting.

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Outdoors:

- Your property has a decked balcony area with gated access to the stairs. Balustrades to one side and glazed panels to the others.
- Full set of quality teak garden furniture.
- Patio heater available for use depending on weather conditions.
- Communal garden area with lawn, flower beds & borders.
- Vehicular access is available to the rear of your properties for emergency purposes.
- An outside tap is situated adjacent to the laundry.

Additional Information:

- If you require assistance at any time please ask.
- Evacuation procedures are to be found in your property information pack, please ensure that you are familiar with these procedures.
- Dependent on your service provider mobile phone signals may be intermittent. A telephone is available for use in the laundry.
- If you have any specific requirements by means of living aids, we are able to hire these for the duration of your stay, therefore please let us know on booking your accommodation what you require.
- The owners live at Hall Hills and are available to assist with any emergencies and general needs throughout your stay.