

Access Statement

Hall Hills

YAN

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 regard 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 immediately in front of your property in the main courtyard. Courtyard area is covered in gravel chippings
- The front door of your property is accessed on level ground made up of gravel chippings and has a 4” (100mm) step.
- The rear of your property is accessed on level ground made up of sandstone paving flags and has a 5”(125mm) step.
- 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.
- To the rear of the property access is through double patio doors with a width when fully open of 4'3" (1295mm) wide.

Public Areas – General:

- The main ground floor living area is open plan; access to the ground floor W.C is through a 2'9" (838mm) wide door.
- Flooring throughout the main living area is solid oak with the kitchen and W.C area being tiled.
- The dining area is to the rear 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. Double bed with integrated 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. TV is situated next to the dressing table.
- **Bedroom 2 – First Floor-** Accessed through 2'6" (762mm) wide door. Contains bunk bed to RHS of room, clear floor space. Sloping ceiling. Hanging rail for clothing behind main roof beams at approximately 1000mm height. Dressing table at an approximate height of 800mm. Additional under eaves storage accessed by small door approximately 700mm x 400mm.

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Bathrooms & W.C's

- **Ground Floor:** WC adjacent to stair area accessed through 2'9" (838mm) wide door, bathroom lock on door. WC, wash hand basin, towel rail. Tiled floor.
- **First Floor:** Main bathroom accessed through 2'6" (762mm) wide door, bathroom lock on door. WC: wash hand basin, bath, power shower above bath, 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

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
DVDs
Games
Telephone

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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 rear of the property; the occupant switches this. Please ensure that this lighting is switched off in daylight hours. To the rear of the properties and to the main courtyard area dusk till dawn lighting is operated automatically.

Outdoors:

- Your property has a sandstone flagged patio area.
- Full set of quality teak garden furniture.
- Patio heater available for use depending on weather conditions.
- Gravel chippings border patios.
- 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.

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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.