

Rowan Cottage - Access Statement

Introduction

Rowan Cottage is small self-catering apartment in part of a converted barn at Parkside. Located in the Arnside and Silverdale Area of Outstanding Natural Beauty it makes a perfect base for exploring the beautiful scenery and rich natural history of this quiet corner on the edge of the southern Lake District. The cottage is designed for 2 people, though a cot is provided for babies and infants. It comprises of a small ground floor living room/ kitchen area, a small hallway and shower room. There are steep, open tread stairs to an open-plan gallery bedroom. Outside the Cottage there is a graveled parking area, stone-flagged patio and garden with lawn and fruit trees.

We welcome small well-behaved dogs, which should be kept under close supervision due to livestock on the surrounding land.

Please note that the Cottage is inaccessible to wheelchair users and unsuitable for people with limited mobility.

Pre-Arrival

- The nearest railway station is Silverdale, about 3 miles away, though not every train stops there. Alternatively, Carnforth is about 4 miles to the south. Unfortunately, there is no public transport from Silverdale to Hale, though it's a lovely bike ride.
- For up to date details of local bus services visit:
http://www.visitbittern.co.uk/travel_bus.html#carnforthconnect
- Taxis are available: Burton Taxis: 01524 782842; Bela Cars: 015395 64610
- Bicycle hire is available at numerous places in the Lake District. Wheelbase in Staveley 01539 821443 is probably the nearest.
- The nearest village with a shop is Beetham, about 1/2 mile to the north. Alternatively there is a filling station 1/2 mile to the south with a large shop. Milnthorpe is just over 2 miles to the north and has a selection of local shops; takeaways etc.
- Hale has the Kings Arms, a friendly local pub, where home cooked food is available.
- The area is very well served by a labyrinth of lovely footpaths. There is a guide to local footpaths in the Cottage and maps can be loaned.

Arrival & Car Parking Facilities

- A gravel car parking area for 1 car is located adjacent to Rowan Cottage. Access to the cottage from the parking area involves walking up a short, sharp incline, though it is possible to stop directly outside the Cottage in order to load and unload. There is automatic flood lighting to the parking area and the cottage has a manually operated outside light.

- Arrangements for the collection of the door key will be made individually with guests before arrival at the Cottage. Normally the owners will be available on arrival.
- There is one entrance to the Cottage, a wide door which has a deep wooden threshold. (d.180mm, h.120mm)

Rowan Cottage - Brief Description

- Rowan Cottage is comprised of an open plan living and kitchen area with steep open tread stairs to a gallery bedroom.
- There is a small hallway and shower room accessed from the living room.
- There is an integrated fire alarm system throughout the whole building with smoke/heat detectors and internal and external alarm bells.
- Please see below for more details of the facilities.

Living room

- The open plan living area is on one level.
- It has a wooden floor with loose non-slip rugs and doormat.
- There are 2 lounge chairs, a dining table with 2 dining chairs, TV/DVD player with remote control.
- On both sides of the entrance door there are floor to ceiling double glazed, strengthened windows.
- Lighting is provided by spotlights, standard and table lamps.

Bedroom

- There is 1 open plan gallery type, double bedroom.
- NOTE: It is accessed via steep, open tread stairs (10 steps, 70% gradient)
- There are full length handrails on both sides of the stairs.
- There is a stair gate at the top of the stairs.
- The bedroom is carpeted, and equipped with 2 clothes hanging areas, 1 set of drawers, bedside tables, table lamps and a portable radio/CD player.
- There are floor level, double glazed, strengthened windows and a wooden balustrade running along the front edge of the bedroom.

Shower-room

- The small shower room is accessed by a single leaf door from the ground floor level.
- It comprises of a basin, WC and shower with electric shower.
- There is a wall mounted electrical heater and extraction unit.
- Hot water for the basin is provided by a thermostatically controlled water heater.
- It has a laminate wooden floor.

- Towels and shower mat are provided.

Kitchen

- The small kitchen area (1.6M X 1.7M) is part of the ground floor level open plan living area.
- It comprises of an electric cooker, microwave cooker, floor level fridge, cordless electric kettle and toaster.
- The height of the working surface is 890mm.
- The kitchen is equipped with crockery, a range of cutlery, stored in a head height cupboard and pans and cooking implements stored in an undersink cupboard and wall mounted chest to head height rack.
- On arrival guests are provided with tea, coffee and a pint of fresh milk.
- There is a laminate wooden floor in the kitchen area.
- Cleaning equipment is provided.
- Hot water is provided by a thermostatically controlled water heater.
- Hand towel and kitchen towels are provided.
- The kitchen is equipped with a fire extinguisher and fire blanket.
- A floor level freezer and washing machine are available in a shared utility room located in another part of the building. It has ground floor access with one stone step to access the equipment.

Grounds and Gardens

- There is a garden adjacent to the Cottage with lawn, shrubs and fruit trees.
- There is a table and 2 chairs
- Access is by a short, steep concrete path which can be very slippery in damp weather. There is a handrail on the steeper section.
- There is also a level, stone flagged patio area with table and two chairs immediately adjacent to the entrance of the Cottage.

Additional Information

- There is one exit to the Cottage. It is recommended that this is kept clear of furniture or other obstructions at all times.
- The wall mounted fire alarm control panel is located in the utility room.
- Emergency contact numbers are also located in this position.
- Smoking is permitted, but it is preferable for smoking to take place outside if possible.
- No landline telephone is provided, but there is good O2 mobile network coverage inside and outside the cottage.
- Towels for dogs are provided. Please note that dogs may pick up sheep ticks from the adjacent woodland. A tick removal tool can be provided if necessary.

Address:

Rowan Cottage, Parkside, Hale, Milnthorpe, Cumbria LA7 7BL

Telephone:

Vicky and Michael Eden:

Day/Evening: +44 (0)1539 562342

Mobile: +44 (0)7835 979749

Email: vicky@edencottages.co.uk

Website: www.edencottages.co.uk

Grid reference: SD 502748

Hours of operation: 0900 - 2100

Emergency numbers:

Fire/Police/Ambulance: 999

Vicky and Michael Eden:

Day/Evening: +44 (0)1539 562342

Mobile: +44 (0)7835 979749

Local public transport numbers:

- Visit http://www.visitbittern.co.uk/travel_bus.html#carnforthconnect for up to date details of local bus services.
- Carnforth Connect (local bus service): 01524 734311
- Stagecoach: 0871 200 22 33 (the 555 runs through Milnthorpe north to Keswick or south to Lancaster)

Local taxi numbers:

- Bela Cars; 01539 564610
- Burton Taxis: 01524 782842

Future Plans

- Regular maintenance to ensure high standard of fixtures and fittings.

- Bathroom upgrade planned for 2012
- No other major alterations planned.

We welcome your feedback to help us continually improve if you have any comments please phone 015395 62342 or email vicky@edencottages.co.uk

Created: 20 June 2009