Brantholme Guest House – ACCESS STATEMENT

INTRODUCTION

Brantholme is a large Victorian house, with seven letting room's for bed and breakfast and one self-catering apartment. We are on the edge of town in a quite residential area, yet it's only two-minute walk into the centre of the Village, which is a Level walk.

PRE - ARRIVAL

The nearest train Station is in Windermere, about ten to fifteen minutes away by car or bus.
Ambleside Bus Station is approximately 900 meters away about two minutes walk.
During the summer period Busses travel quite frequently about every twenty minutes.
We have a Taxi rank in the Village. We can book a Taxi for you if you wish.
Please phone or Email for more information.

ARRIVAL AND CAR PARK.

We have our own private Car park situated at the front of the house.
We have parking for eight to ten Cars.
The Car Park is flat and made up with slate Chipping's so that it blends in with the scenery.
We can assist any Guest who may need help with their luggage.
The Centre of Ambleside and Shops are approximately two minutes Walk away.

MAIN ENTRANCE

There are three steps leading into the entrance.
The Steps are eight inch high and thirteen inch deep, the door is thirty-seven inches wide, there is no handrail leading up these stairs.

It is approximately one hundred and forty six inches from the steps to the first flight of stairs.
The staircase has seventeen steps, which are six inches high and ten inches deep.
The stairs have a handrail on the left hand side, then a banister at the top of the Staircase.
The top floor has another staircase with sixteen stairs,
Six inches high ten inches deep with a handrail on your right side.
The main entrance has a residential toilet the door to this is thirty inches wide, and the toilet is seventeen inches high and the basin is thirty inches high.
We have a resident's lounge that is one hundred and thirty three inches from the front door, the door is twenty-nine inches wide and the door opens inward.

PUBLIC AREA'S

- All area's for guest are signed and well lit.
- Breakfast is served in a large dining room with amazing views.
- We have seven tables and three smaller ones.
- The tables are twenty eight inches high with legs at the corners
- The chairs are seventeen inches high.
- All chairs have no arms

LAUNDRY

- No washing service is available
- Drying room is available

MOUNTAIN BIKES

- You can lock your bike up in the back garden.
- We have security lights cameras around the house.
- We have a hose pipe which you may use if you wish to clean your bike.

SHOP AND LEISURE FACILITIES

- Sorry not available

BEDROOMS

All Bedrooms with the exception of the self-catering are up one or two flights of stairs.
Rooms two three and four are all situated on the first floor and rooms five six seven and eight are all on the second floor.

ROOM TWO

Maybe used as a Double or a large single room. It is en suit and is situated on the first floor.
On entering the room the width of the door is twenty-eight inches wide. The Bed is twenty-one inches high and there is a space of twenty inches between the bed and window and thirty inches between the bed and wall.
There is a space of forty-eight inches between the bed and bathroom. In the room there is a fixed dressing Table, cupboard and mirror. And there also two bed side cabinets, which can be moved.
Other facilities in the room are TV with remote control, tea and coffee facilities, 2 chairs with no arms on and the height is fourteen inches high. The flooring in the bedroom is carpet.

ROOM TWO'S BATHROOM

The door width is twenty-three inches high and opens inward.
The edge of the bath is twenty-one inches high and the height of the toilet is seventeen inches high, the sink is thirty-one inches high.
The floor space in the bathroom is thirty-two inches by seventy-four inches approximately.

The flooring in the bathroom is laminated flooring.
There is also a shower extension available.

ROOM THREE

Is a double room that is en suit and is situated on the first floor.
On entering the room the width of the door is twenty-eight inches wide.
The Bed is a four-poster bed, which is twenty-one inches high, and there is a space of thirty inches between the bed and window and twenty-two inches between the bed and wall.
There is a space of sixty nine by one hundred and fifteen inches between the bed and dressing table.
In the room there is a fixed dressing Table with mirror and wardrobe that cannot be moved. And there also two bed side cabinets, which can be moved.
Other facilities in the room are TV with remote control, tea and coffee facilities, two chairs with no arms on and the height is seventeen inches high. The flooring in the bedroom is carpet.

ROOM THREE'S BATHROOM

The door width is twenty-three inches high and opens inward.
The bath is a large Victorian bath the height of which is twenty-five inches high and the length is seventh inches with tapes and shower mixer in the middle. The height of the toilet is seventeen inches high; the sink is thirty-one inches high.
The flooring in the bathroom is laminated flooring.

ROOM FOUR

Is a double/Twin/Family room that is en suit and is situated on the first floor.
On entering the room the width of the door is twenty-eight inches wide.
There is one Double Bed and one Single bed in the room.
Which are twenty-one inches high, and there is a space of twenty two inches between the two beds.
There is also twenty four inches between the Double bed and the window.
In the room there is two bedside cupboards which are moveable. There is also a fixed dressing Table and wardrobe.
Other facilities in the room are TV with remote control, tea and coffee facilities, two chairs with no arms on and the height is fourteen inches high.
The flooring in the bedroom is carpet.

ROOM FOUR'S BATHROOM

The door width is twenty- eight inches high and opens inward.
The edge of the bath is twenty inches high and the height of the toilet is sixteen inches high, the sink is thirty inches high.
The floor space in the bathroom is sixty-two inches by one hundred and six inches approximately.

The flooring in the bathroom is laminated flooring.
There is also a shower extension available.

ROOM FIVE

Is a double/Twin/Family of three room that is en suit and is situated on the second floor.
On entering the room the width of the door is twenty-eight inches wide.
There is one Double Bed and one Single bed in the room.
Which are twenty-one inches high; the space between the two bed's is seven feet.
In the room there is two bedside cupboards one next to each bed which are moveable.
There is also a fixed wardrobe and cupboards.
Other facilities in the room are TV with remote control, tea and coffee facilities, two chairs with no arms on and the height is eighteen inches high.
The flooring in the bedroom is carpet.

ROOM FIVE'S BATHROOM
The door width is twenty-three inches high and opens inward.
The edge of the bath is twenty inches high and the height of the toilet is seventeen inches high, the sink is thirty inches high.
The floor space in the bathroom is thirty-eight inches by one hundred and two inches.
The flooring in the bathroom is laminated flooring.
There is also a shower extension available.

ROOM SIX
Is a double/Twin/Family room for three to four people that is en suit and is situated on the second floor.
On entering the room the width of the door is twenty-eight inches wide.
There is one Double Bed and one Single bed in the room.
Which are twenty-one inches high.
A camp bed is also available for families of four.
There is a space of Thirty one inches between single and double bed.
There is also seventy five inches between the Double bed and the window.
In the room there are two bedside cupboards which are moveable. There is also a fixed dressing Table and wardrobe.
Other facilities in the room are TV with remote control, tea and coffee facilities, two chairs with no arms on and the height is seventeen inches high.
The flooring in the bedroom is carpet.

ROOM SIX'S BATHROOM
The door width is twenty- four inches high and opens inward.

The edge of the bath is twenty inches high and the height of the toilet is seventeen inches high, the sink is thirty two inches high.
The floor space in the bathroom is forty seven inches by sixty four inches approximately.
The flooring in the bathroom is laminated flooring.
There is also a shower extension available.

ROOM SEVEN
Is a double/Twin/Family room that is en suit and is situated on the second floor.
On entering the room the width of the door is twenty-eight inches wide.
There is one Double Bed and one Single bed in the room.
Which are twenty-one inches high, and there is a space of fourty one inches between the two beds.
In the room there is three bedside cupboards which are all moveable. There is also a fixed dressing Table and wardrobe.
Other facilities in the room are TV with remote control, tea and coffee facilities, two chairs with no arms on and the height is seventeen inches high.
The flooring in the bedroom is carpet.

ROOM SEVEN'S BAHROOM
The door width is twenty- three inches high and slides across.
The step into the shower is eleven inches high and the height of the toilet is sixteen inches high, the sink is thirty inches high.
The floor space in the bathroom is thirty four inches by thirty two inches approximately.
The flooring in the bathroom is carpeted.

ROOM EIGHT

Is a large single room it is en suit and is situated on the second floor.
On entering the room the width of the door is twenty-eight inches wide. The Double bed is twenty-one inches high and there is a space of eighteen inches between the bed and the cupboard.
In the room there is a fixed dressing Table, and there also two bed side cabinets, which can be moved.
There is one bench which can be used as a storage box.
Which is fifteen inches high.
Other facilities in the room are TV with remote control, tea and coffee facilities,the flooring in the bedroom is carpet.

ROOM EIGHT'S BATHROOM
The door width is twenty- three inches high and slides across.
The step into the shower is eleven inches high and the height of the toilet is sixteen inches high, the sink is thirty inches high.

The floor space in the bathroom is twenty eight inches by inches is twenty eight approximately.
The flooring in the bathroom laminated flooring.

GROUNDS AND GARDEN

- The front of the house is a car park for the residents.
- The back of the house has a patio area, flower beds and a small lawn.
- Patio area has two large tables with six chairs to each table.
- The garden looks straight on to Laughrigg fell, with fair field horse shoe to the right.
- Amazing views from the garden and most of the rooms.

ADDITIONAL INFORMATION

All the rooms have the following

- Phones and clock radios.
- Hair dryers
- Ironing facilities

If you require any more information please ring 01539432034
Bus information - 0871 200 22 33
Train information – 0845 600 16 17

CONTACT US

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