

Bramble Cottage, 39 Woodside Avenue, Sedbergh **Access Statement**

Introduction

39 Woodside Avenue is a modern inner through-terraced cottage in a cul de sac on the outskirts of Sedbergh.

Pre-arrival

- We have a website, www.bramblecottage-sedbergh.co.uk, with pictures of the rooms and a description of the layout.
- Enquiries/bookings can be made from the website via email, or by telephone.
- All guests are provided with written directions to the cottage (available in different font size on request)
- The nearest bus stop is on Station Road, 5 minutes walk away
- Oxenholme railway station is 10 miles away.
Taxis can be booked by telephone:
Woofs, Sedbergh - 015396 20414
Braithwaites, Sedbergh – 015396 20230
Blue Star, Kendal – 01539 723670
Dales Travel, Dent - 015396 255555

This access statement is available on our website and in the 'Welcome File' in the cottage.

Arrival and Car Parking Facilities

- Car parking is available directly outside the house. There is a designated space for one car and a visitor parking space next to it.

Main entrance

- The main entrance is the front door off the car parking space off Woodside Avenue. The key for this door is issued to our guests before arrival.
- There are two steps in the concrete flagged path from the car parking space. The steps are 18cm high and 27cm wide. There is a step into the front door, 19cm high.
- The front door is 80cm wide, with hinge on the right. The key hole is 89cm high.
- The front door opens into a small porch with coat hooks and shoe rack. There are ceramic floor tiles and a door mat.

General

- The furniture and décor is modern, with light painted walls. There are mains operated smoke alarms in the hall and on the landing.

Hall

- The porch leads to a hall which has a fitted carpet.

Kitchen

- There is a doorway (no door) on the right, from the hall to the kitchen. The door way is 74cm wide.
- The floor has ceramic tiles.

- The work surface is 92cm high and 60cm deep. The sink and electric cooker are the same height. There are cupboards beneath the work surface and on the walls.
- Electric oven – top oven and grill has drop-down door and main oven has door hinged on the left.
- Microwave on the work surface.
- Fridge-freezer with fridge above the freezer.
- The kitchen is lit by a spot light unit.

Lounge / Dining room

- Door at the end of the hall to the lounge/ dining room is 70cm wide.
- Fitted carpet.
- Rectangular modern laminate dining table 120cm x 80cm with a total of 6 dining chairs, two of which are usually situated in the bedrooms.
- Flatscreen digital TV and DVD player with remote controls.
- Three seater cream leather sofa; two seater fabric sofa; two coffee tables.
- The dyson vacuum cleaner, board games etc are in the understairs cupboard.
- A glass and wooden framed door at the far side of the lounge leads to the rear garden.

Rear Garden

- There are two steps down into the rear garden, 19cm high and 68cm wide and 19cm high and 80cm wide.
- A concrete slab path along the left side of the garden leads to a wooden gate at the end. The gate is 85cm high and 78cm wide. The surface under the gate is gravel. The gate opens to the concrete flagged access path behind the neighbouring cottages to Woodside Avenue and is the route for taking out the bin on refuse collection days. The path is 80cm wide and has two steps 15cm high and one step 20cm high.
- The wheelie bin and recyclable waste boxes are at the end of the garden next to the gate.
- The remainder of the garden is gravel.
- A 200cm high reed fence around the rear garden affords privacy.
- In the summer, a glass topped round table, parasol and four garden chairs are provided together with a barbeque which uses charcoal (charcoal not provided).

Stairs

- The staircase has bannisters on the right side with a handrail 90cm high from the treads.
- 13 steps up to the landing.
- The landing is 190cm x 80cm and leads to the bathroom and bedrooms.
- Full length mirror.

Bathroom

- Door 74cm wide, hinged on the left.
- Release mechanism on outside of door.
- The toilet seat is 80cm high. The space to the left is 12cm and to the right 10cm.
- The basin height is 80cm. Shaver socket above. Space under washbasin is free (no cupboard)
- Mira shower over the bath. Glass shower screen.
- Wall mounted towel rails and bathroom cupboard

- Free floor space 113cm by 158cm.

Upstairs bedrooms

Bedroom 1

- Door 74cm wide, hinged on right.
- Fitted carpet.
- King sized divan, with duvet and pillows and poly-cotton bed linen provided.
- Two door wardrobe; bedside cabinet with three drawers on each side of bed, each with bedside light; dressing table with three drawers and mirror; ceiling light with dimmer switch to the left of the door.
- Space to the right of the bed is 84cm and to the left 60cm
- Airing cupboard containing combi boiler set into the wall.

Bedroom 2

- Door 74cm wide, hinged on right.
- Fitted carpet.
- Single sized divan with duvet and pillows and poly-cotton bed linen provided.
- Bedside cabinet with three drawers and bedside lamp; row of hooks behind door.
- Space to the right of the bed is 63cm

Additional information

A Welcome Pack is available. It includes information about the cottage, places of interest leaflets and maps and manufacturers' instructions relating to equipment in the cottage.

No pets

No smoking

Contact Information

Cottage owner

Mrs B Strachan, The Timbered House, St Johns Avenue, Thorner, Leeds LS14 3BZ
Tel: 0113 2892746
Mobile: 0781 6532749
Website : www.bramblecottage-sedbergh.co.uk

Emergency contact numbers

Payphone on Howgill Lane and card phone on Station Road (next to bus stop)

Doctor

Sedbergh Health Centre, Loftus Hill, Sedbergh
Tel: 01539 722660

Dentist

Dawson Turner & Ross
9 Finkle Street, Sedbergh

Tel: 015396 20626

Accident & Emergency Dept

Westmoreland General Hospital
Burton Road, Kendal, Cumbria, LA9 7G
Tel: 01539 732288

Other points of interest

Sedbergh Tourist Information Centre

72 Main Street, Sedbergh
Tel: 015396 20125

Launderette (serviced)

Ellies
Main Street, Sedbergh
Tel: 07888 857775