

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for The Old School House Bed and Breakfast.

Introduction

The Old School House is situated in the heart of the Lake District National Park within the small village of Hawkshead, famous for its link with historical figures such as Beatrix Potter and William Wordsworth. At the present time, the house offers four guest rooms; three have en-suite shower rooms and the other has a private shower room and toilet in the next door room.

The house was begun at the end of the 16th century and added to at the beginning of the 20th. The house is listed and has many period features which are beautiful but are likely to make access difficult for wheelchair users.

We are situated next to the old Grammar school (now a museum) on the edge of the village but only a two minute walk from the centre. We look forward to welcoming you. If you have any queries or require any assistance please phone 015394 36682 or email-
info@theoldshoolhousehawkshead.co.uk.

Pre-Arrival

- The village of Hawkshead is on the B5286. Our post code is LA22 0NT which will assist with those who have 'sat nav' or via the website;[www.transport direct.info](http://www.transportdirect.info). Alternatively please phone us and we will be happy to send you directions. Our web site also has some travel information.
- The nearest shops are 300m away. These are a mix of general store, post office, pharmacy as well as specialist gift shops and outdoor clothing shops.
- Public transport is available but the frequency depends on the time of year. Taxis are available from Ambleside and Coniston. There are minibus tours which go to the main tourist attractions.
- The nearest train station is in Windermere which is 8 miles away. Taxis wait outside or we can book one for you.
- We are unable to accommodate guests' pets apart from assistance dogs which are warmly welcomed.

Car Parking and Arrival

- Our property has ample parking and can accommodate at least six cars. Cars can enter from the road at the front through the wide five barred gate or by turning just past the house through a narrower lane at the side. The driveway is level and of gravel/shale construction.
- Entry step is 130mm (5 inches) high into a porch of 1016mm (40 inches) wide. There is a fixed bench on each side leading to the door into the house which is 1041mm (41 inches) wide into the hallway and reception area. There is seating, a pew along one wall.

Welcome Area

- The hallway and welcome area is a wide square space with seating along one side. The floor is carpeted.
- Lighting is by wall lights and a lamp on the hall table.
- Assistance can be given with luggage.
- At the far end of the hallway there is a door way of 965mm (38 inches) wide leading to an inner hallway. A left turn through a doorway of 711mm (28 inches) leads to a vestibule at the bottom of the stairs up to the bedrooms.
- From the inner hallway, a right turn takes us onto the stair way to the first floor. Eight steps with a left hand banister leads to a half landing. The stairs throughout are carpeted, 609mm (24 inches) wide, with a 254mm (10 inch) depth and a 152mm (6 inch) rise. From the half landing, a u-turn leads up 5 stairs with the banister on the right, up to the first floor. This stair way is narrower, being 533mm (21 inches) wide. The landing is 1092mm (43 inches) wide.

Bedrooms

- Two of the four bedrooms are accessed from the landing. The first has a doorway of 737mm (29 inches) and a further doorway of 660mm (26 inches) to an en-suite shower, toilet and basin. The toilet is located behind the door.
- The next bedroom has a doorway of 737mm (29 inches) and a basin within the room.
- A further two upward stairs with no rail, leads to a spacious room with shower and toilet. The doorway is 737mm (29 inches) wide.

- Further along the corridor, the third bedroom is straight ahead, accessed via a doorway of 737mm (29 inches) with a basin within the room. There is an en-suite shower room with toilet accessed via a doorway of 762mm (30 inches).
- A left turn along the landing leads to the fourth bedroom. The doorway is 711mm (28 inches) wide and the en-suite doorway is 737mm (29 inches) to the shower, toilet and basin. The basin and toilet are both behind the door.

Bathrooms, Shower-rooms & Toilets (Ensuite or Shared)

- All bedrooms have their own facilities either en-suite or a separate but private facility. All have showers and the toilets are all 406mm (16 inches) high.
- One shower room is particularly spacious but is upstairs to the landing and then up a further two stairs.

Public Areas - Halls, Stairs, Landings, Corridors

- The hallways landings and stairs are carpeted.
- All are well lit with overhead lighting.
- The house is centrally heated throughout.
- There is a fire alarm system throughout the house.
- The only public toilet is on the first floor and has no wash basin.

Public Areas - Lounge

- The lounge is accessed directly from the hallway through a door of 889mm (35 inches) wide.
- Seating is on leather sofas and one easy chair. It can accommodate at least six people.
- A bookcase provides a lot of books and a cupboard is filled with board games.
- Additional heating is via a coal/log fire.
- Lighting is from a number of concealed lights in the ceiling and additional table lamps.
- The flooring is stained floor boards and a rug.
- There is a large television with satellite channels and high definition.

Dining Room

- The dining room is opposite the lounge and accessed directly from the hallway, the doorway is 889mm (35 inches) wide.

- Flooring is stained floor boards and a central rug as well as a runner.
- The large oak table seats at least ten people on rush seated oak chairs, two of which are carvers with arms. In the window there are two easy chairs.
- Additional heating is via a coal/log fire.
- There is a central chandelier over the table and additional lamps.
- In the afternoon, the sideboard is set out with kettle, milk, tea and coffee so that guests can make a hot drink for themselves should they wish to avoid the need for them to go upstairs to utilise the bedroom hospitality trays.

Garden

- The garden is generally level with a gentle gradient to the side lawn.
- In front of the house, linked to the parking area of gravel/shale, there are side shrubberies, a box hedge and other planting. All can be seen from the front door.
- There is a bench outside and additional deckchairs are available on fine days.
- The house and garden are no smoking areas.
- There is a garage for storage of any equipment such as cycles. It has electric power should anyone need to charge any equipment.

Additional Information

- There is no toilet on the ground floor. There is a toilet on the first floor which is separate to any of the bedrooms but only accessed via the stairway described above.
- All the bedrooms have fire notices on the back of the doors.
- The house has a new fire alarm system and there are two exit doors on the ground floor for use in an emergency.
- We ask all guests about any assistance they would need if there is an emergency necessitating the house needing to be evacuated.
- A folder in each room details local facilities available in the locality.
- We are happy to cater for the dietary requirements of guests and ask information about this on booking.

- We are happy to refrigerate any medication as long as it is labelled.
- Mobile phone reception is generally good.
- There is wifi and broadband in the house.

Future Plans

- As new tenants, we want to continue the renovation started by the previous managers. The installation of a downstairs toilet is a priority but any plans are subject to approval by the trust which owns the property and may also be subject to listing approval.

Contact Information

Address (Inc postcode): The Old School House Main St Hawkshead
Cumbria LA22 0NT

Telephone: 015394 36682 or 015394 42971

Email: info@theoldshoolhousehawkshead.co.uk

Website: www.theoldschoolhousehwakshead.co.uk

Hours Of Operation: flexible

Local Carers: n/a

Local Equipment Hire: n/a

Local Accessible Taxi: Lake Village taxis - 015394 44055

Local Public Transport: There are 'Stagecoach' buses which run all year round. Some have access for disabled travellers - 01539 722143. The local service is the 505 between Ambleside and Coniston via Hawkshead. This service goes to the Coniston lake launch which is fully accessible. Another bus is the 'Cross Lakes Shuttle' 525 between Bowness and Grizedale via Hawkshead.