

RICKERBY HOUSE – ACCESS STATEMENT

INTRODUCTION

Rickerby House is a large Georgian farm house, built in 1792.

The house is situated on the brow of a hill on the main road through the village of Portinscale near Keswick.

Access into the property

Access to the property is via the front door.

There is also a back door but that leads to a yard that is for the exclusive use of a separate property. By special arrangement access via the back door (thus avoiding the steps that you encounter between the car park and the front door) can be arranged and of course the back door can be used in emergencies to exit Rickerby House. There is also a side door that leads into the garden which can again be used in emergencies.

The keys to all doors are kept in a key box in the kitchen which is at a height of approx 1.2m.

PRE-ARRIVAL

We have our own website at www.cherokeeholidays.co.uk, and the house is also let out via Cumbrian Cottages.

The house is in a village called Portinscale which is a couple of miles from the main town of Keswick. You can drive right up to the front of the house so that you are parked a short distance away from the front door. There are also buses from Keswick town centre which go past the house. The nearest bus stop is about 100 yards away although to walk to the house from it you have to come up a hill. You can also get a taxi from Keswick – it is a 5 minute journey.

From around the country you can travel to Keswick by car, by coach / bus, but not by train – the nearest train station is Penrith (about 15-20 miles away) and then you can get the bus or a taxi to Portinscale from there.

Arrival and car park

There is a large car parking area right in front of the house so parking and unloading should never be a problem. There is space for about 5 cars. To get from the car park to

the house you have to go up three steps which are 12cm, 13 cm, and 10cm in height. You then pass through a space in a stone wall (there was a gate there but it is no longer there) which is 1.15m wide. There is then a smooth concrete path which is 96 cm wide. There is a 4cm high step on that path. That brings you to the front door of the house which is 1m wide.

Main entrance and Reception

Once you are through the front door you go through an inner doorway (no door there) which is 83 cm wide and then into a corridor which is 1.05m wide.

From the corridor is the small living room ahead and to the right which has a doorway 80 cm wide.

After coming into the house you can also turn immediately left through a large doorway 1.5m wide which brings you into the dining area. That leads into the kitchen via a walkway 1.14m wide (down a step 2 cm high) and into a second larger sitting room area through a doorway 78 cm wide (up 2 steps 3cm and 5 cm high)

From the second sitting area there is a ground floor toilet which has a door 55 cm wide. There is a step down into that toilet 6 cm high. The toilet is 40cm high. There is no space either side of this toilet.

Flooring throughout the corridor, dining area, kitchen and small living room is hard wooden or linoleum. There is a carpet on the floor in the second living area.

Dining room and lounges

The dining area has a long oval table. It can be easily moved as can all the 8 chairs around it. There is a lot of free space between the table and the walls. The chairs are curved wood with no arms.

Lounge / living areas

The smaller living area is accessed via a doorway 80 cm wide. It has wooden floors. There are two sofas in there which provide seating for up to 6 adults and there is also a whicker chair. There is a heavy coffee table in the centre of the room – it can be moved but two adults would be required. There is a TV and dvd player, both with remote controls.

The second and larger living area is the other side of the kitchen. It has two leather sofas which could seat 4-6 adults. There is also an easily movable coffee table, and in the other half of the room there is presently a table football table. There are double doors from this

living room out into the garden. When one door is opened it is 52cm wide. When both doors are opened it is 1.12m wide.

Laundry

Off the kitchen is a small utility room. The gap to it is 57 cm wide and there is a doorway 65 cm wide. There is not much space in this room. There is a washing machine and a tumble dryer, both front loaded.

The back door is off this utility room.

Garden / outdoor

There is a garden off the larger living area. Access from the larger living area brings you out onto a smooth stone patio area that is fairly wide and long. Via three large stone steps you can access a grassy area.

Back inside the house - getting upstairs

There are 17 steps, each about 18cm high. The stairway is 84cm wide. There is a handrail on the right all the way up.

The landing at the top of the stairs gives access to all the bedrooms. To your left is a small hallway which takes you to the main bathroom and to adult bedroom 1. The hallway is 83 cm wide.

Adult bedrooms 2 and 3, and the childrens' bedroom, are directly off the landing.

Bedrooms

There are 4 bedrooms, all upstairs. Three are adult bedrooms, and one is a childrens' bedroom.

All bedrooms are on the same level – there are no steps into them, and all have carpet in them.

In all bedrooms, non feather duvets and pillows are provided. Sheets duvet covers and pillow cases are poly-cotton.

There are no TV's in any room.

Adult bedroom 1

Door width is 65 cm. The double bed is 50 cm high. There is free space of about 1m to the right side of the bed as you climb out of it.

Adult bedroom 2

This is larger than Adult Bedroom 1. The double bed is 68 cm high. There is a space at the foot of the bed and this continues to the right side of the bed (as you get out of it) of 1m and on the left side of 85 cm. The door to this bedroom is 80cm wide.

Adult bedroom 3

This is the largest bedroom and it has en suite facilities. The door to the bedroom is 80 cm wide. The double bed is 50 cm high. There is a large space around both sides and around the foot of the bed. The door into the en suite is 52 cm wide.

The en suite is small - though the shower in it is large. There is a rim to get over to get into the shower. The entrance into the shower is by a sliding door that gives a gap that is 48 cm wide. There is room for a plastic chair (provided). The toilet seat is 43 cm high. The shower tray is 82 cm x 1.16 m.

There is access from this bedroom via a door that is 90 cm wide onto a large outdoor balcony area.

Childrens bedroom

The door to this bedroom is 78 cm wide. It has a single bed and a cot in it.

Main bathroom

Apart from Adult bedroom 3, no other room has en suite and all are served by the main bathroom on the first floor (ie it is on the same floor as all the bedrooms)

The main bathroom is off a small corridor that is 83 cm wide. The door to the bathroom is 62 cm wide. There is a bath with a flexible shower over it. The bath is 61 cm high. There are no handrails. The toilet is 43 cm high. There is free space to the right of the toilet as you look at it, but not to the left. There is a non-slip mat in the bath for use when taking a bath or a shower. The sink is 88 cm high.

Self-catering kitchen

The worktop height is 92 cm. The ovens are upper (small) and lower (large) ovens – ie wall-mounted. . The top oven is also the grill. The height of the grill is 125 cm, and the height of the lower / larger oven is 78 cm. The sink is 92 cm high. The hob is 92 cm high. There is fridge that sits on the floor.

Additional information

We have not yet fully equipped the house with all the aids that we intend to. We will be working with Cumbrian Cottages to make the house as accessible for all as is possible.