

## National Trust Cottages Access Statement

Holeslack Farmhouse  
Helsington  
Kendal  
Cumbria  
LA8 8AQ

Cottage Ref: 009017



### Introduction

Part of the Sizergh Castle estate, this spacious semi-detached farmhouse is situated at the gateway to the south-east of the Lake District National Park

The Cottage is arranged as follows:

#### Ground Floor:

- Large farmhouse kitchen with wood burning stove, dining room, sitting room with multi-fuel stove. 2 separate staircases to first floor.

#### First Floor:

- 4 bedrooms (2 doubles and 2 twins), 2 bathrooms with showers over bath.

#### Pre-Arrival

- See the main webpage for booking and location details.
- Please contact us prior to booking if you have any specific access requirements.
- Directions provided with booking

#### Arrival & Parking Facilities

Due to the steepness of the minor approach road to the cottage it is recommended that visitors arrive during daylight hours. The driveway is accessed through a farm gate (normally open), which leads to a parking area of loose slate for several cars.





## Getting in (and out) of the cottage

There are front and rear entrances. The main access point is to the rear of the cottage. From the car parking area an uneven path leads to the kitchen door entrance, with the path made up of 4 uneven steps, heading down, of different heights between 90-220mm, so care is needed. The entrance doorway is 870mm wide with a door lip that leads directly into the kitchen.

## Getting around the cottage

### Ground floor:

- The kitchen forms the main hub of the cottage with access points to other parts of the house.
- There are two staircases leading to the first floor. The first is the original circular staircase leading to one part of the first floor; the second is a wide U-shaped staircase to a different part of the first floor.
- Door widths inside the house are not consistent and head heights on some doorways are low. Measurements are given for individual rooms below.

### First floor:

- A multi-directional carpeted corridor landing leads to all 4 carpeted bedrooms and 2 bathrooms

## Kitchen

- Height of worktop is 920mm
- There are a range of appliances including a US-style fridge freezer, electric multi-oven range, dishwasher and microwave. The microwave is situated on the worktop. The washing machine is located in the outhouse, next to the kitchen entrance.
- Large centre console incorporates a breakfast area with high bar stools (seat height 720mm).
- There are two low-level windows with window ledges just 380mm from floor level
- Stone flagged floor
- Access to dining room, circular steps to first floor and L-shaped hallway.



## Dining Room

- Entrance from kitchen is 850mm wide. Head height is 1830mm with a step down of 200mm
- Large dining table (leg clearance 720mm)
- 8 x dining chairs (seat heights 450mm)
- External entrance to side garden 820mm. Please note that there is an in-built lip (small step) on the inside of the door. There are a further 3 steps down to the garden path (average 180mm risers).
- The room is carpeted.



## Hallway

- This T-shaped wide hallway with carpets provides access to the living room, second staircase and external access point to the front of the house

## Main Living Room

- Entrance 820mm wide
- 2 x three seat settee (seat height 420mm)

- Armchair x 2 (seat height 440mm)
- Wood burning stove
- TV with DVD player and Freesat plus hi-fi unit
- Carpeted



## Circular Staircase

- Entrance from kitchen 860mm wide
- Original circular staircase of 16 hardwood uneven steps of differing riser heights between 140-190mm
- There is a metal handrail support
- Care is needed as a window towards the top of the staircase is at floor level
- An access door 680mm wide leads to the corridor landing



## Main Staircase

- Accessed from the hallway, this more modern and wider U-shape staircase with half landing comprises 13 carpeted steps with 200mm risers.

## Double Bedroom (1)

- Entrance 730mm wide and 1820 high
- Double bed (1940mm long x 1600mm wide x 540mm high)
- 2 x bedside cabinets with bedside lights
- Armchair (seat height 420mm)



## Double Bedroom (2)

- Entrance 740mm wide
- Double bed (1940mm long x 1600mm wide x 540mm high)
- 2 x bedside lights
- Armchair (seat height 420mm)



## Twin Bedroom (1)

- Entrance 780mm wide
- 2 x single beds (each 1920mm long x 960mm wide x 440mm high)
- 2 x bedside lights
- Chair (seat height 490mm)



## Twin Bedroom (2)

- Entrance 780mm wide
- 2 x single beds (each 1920mm long x 960mm wide x 440mm high)
- 2 x bedside lights



## Bathroom (1)

- Entrance door 740mm wide and 1760mm high
- Comprises basin, WC and bath with shower over
- Sink height 780mm; WC seat height 420mm
- The bath is 1690mm long, 680mm wide and 540mm high (external measurements)
- The shower over the bath is controlled via mixer taps on the bath

## Bathroom (2)

- Entrance door 730mm wide
- Comprises basin, WC and bath with shower over
- Sink height 820mm; WC seat height 440mm
- The bath is 1620mm long, 690mm wide and 500mm high (external measurements)
- The shower over the bath is controlled via mixer taps on the bath
- Chair (seat height 440mm)

## Gardens

- The gardens are divided into three main areas – front, side and rear.
- At the rear, a grassed area separates the car parking area from the side garden and has access to a footpath, via a stile, through the adjoining woodland.
- The side garden can be accessed from the dining room (see previous comments) and also from the rear grassed area and front garden. There are three uneven steps from the rear grassed area through a 1000mm iron gate. Care is needed as there is a locked outhouse with old uneven open stone steps (4) which will require supervision for small children. There is no interior access via the permanently locked door. This side garden is laid to lawn with a gravel path surrounding it.



- The front garden is accessed via the side garden and also from the main front entrance of the cottage. This entrance (doorway is 820mm wide) leads to a large covered porch incorporating a built-in bench seat (seat height 510mm) and is stone flagged. The open side leads to gravel patio containing patio table and 8 metal chairs.
- There is also a wooden gate between the front and side gardens leading to the adjoining field with 5 uneven steps. This is currently inaccessible and locked shut and guests are encouraged not to open up this access point.
- A storeroom, with access on the path between the kitchen and car park area houses the washing machine and tumble dryer.

## Additional Information

- Assistance dogs are welcome at all our cottages
- In the event of a fire, it is the responsibility of the guests to evacuate themselves. Vibrating fire/smoke detectors are available if requested at time of booking. Please contact us if you have any other specific access requirements in this respect.

## Facilities at all cottages

In addition to the standard equipment and facilities, each cottage is equipped with the following:

- Cordless kettle
- Chair with armrests in dining room and living room.
- Good reading light
- Easy tin opener
- Non-slip mat for bath/shower
- Information in alternative formats (on request)



We aim to provide these items in all cottages but please check when booking as to their availability and to check if new items have been added to the list.

### **Specialist equipment**

Other specialist equipment such as wheelchairs, bath seats, toilet frames etc may be available for loan or purchase from the local Red Cross loan centre. Please check this out before booking the Cottage and contact us if you require further information.

<http://www.redcross.org.uk/standard.asp?id=89425>

### **Future Plans to improve Access to NT Holiday Cottages**

- We are currently in the process of writing access statements for all our holiday cottages and improving access over time for all our guests. All feedback is very helpful in informing us of ways in which we can improve access to all our cottages. We welcome any comments or ideas from you about access at this cottage and thank you for taking the time to do this. Please do this in the most convenient way for you. See contact details below or information on website.

### **About the Access Statement**

- This Access Statement is intended to provide key information about the cottage that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific and we will be happy to oblige.

Email: [cottages@nationaltrust.org.uk](mailto:cottages@nationaltrust.org.uk)

Phone: 0844 8002070

### **Access for All at the National Trust**

- The Access for All office works to improve access at all National Trust cottages and properties. The office welcomes comments and ideas on improving access.

Phone: 01793 818531

Email: [accessforall@nationaltrust.org.uk](mailto:accessforall@nationaltrust.org.uk)

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