

## **Access Statement for Poppy Cottage, Bothel, Cumbria**

### **Introduction**

Poppy Cottage is a 19<sup>th</sup> century end of terrace Lakeland cottage situated in the quiet village of Bothel, approximately 200 yards from the main A595.

Bothel village has a pub (the Greyhound) which serves food and a post office which opens 3 half days per week. The nearest shops are in Wigton (8 miles) and Cockermouth (7 miles). Some local produce can be obtained from the Coffee shop at Moota Garden Centre (approx 2 miles).

### **Pre-Arrival**

We have an extensive website which provides both internal and external pictures . We aim to provide our guests with all the essentials for their stay and everything we provide is listed on the web-site. We also offer a grocery shopping service in time for our guests' arrival, including local produce. We are committed to ensuring our guests enjoy their stay and the owner has attended "Welcome to Excellence" training with Cumbria Tourism.

Enquiries can be made directly from the website. Reservations directly with the owner via email, telephone/fax or letter – all major credit cards taken. Bookings can also be made via Cumbria Tourism ([www.golakes.co.uk](http://www.golakes.co.uk)) or on-line at [www.cottagesdirect.com](http://www.cottagesdirect.com).

The owner has a working knowledge of French and some Italian.

All guests are provided with written directions to the cottage (including postcode for those with satellite navigation). These are also available on the website with a link to multimap.

The nearest 'bus stop is approximately 200 yards from the cottage with connections to Carlisle, Workington / Whitehaven and Keswick.

The nearest main line railway station is in Carlisle (20 miles). Nearest stations are: Aspatria (5 miles) and Wigton (9 miles) both linking to Carlisle.

The nearest international airports are: Newcastle (81 miles), Manchester (123 miles) and Glasgow (126 miles).

The nearest ferry port for Scandinavia and the Continent of Europe is Newcastle (84 miles) and the nearest ports for Ireland are Heysham (70 miles) and Stranraer (124 miles).

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 on the roadside immediately outside the cottage (provided the rear access to the cottage is not obstructed) and also in the pull-in opposite.

### **Main Entrance and Reception**

The owner will meet guests at the cottage on arrival and provide a tour of the cottage, garden and outbuildings. Guests are asked to 'phone when they are 20 minutes away or let the owner know beforehand approximately what time they expect to arrive.

Access to the cottage can be via the front door which is on the roadside, but most guests prefer to use the side door which is accessed through a small gate and short path of loose chippings. There is an automatic security light immediately outside the side door. There are steps up into each entrance (back door step 20 cm, front door steps 7cm and 18 cm). The front door (width 90 cm) opens immediately into the lounge. The side door (width 76 cm) opens into a hallway 88cm wide with a light switch on the right hand side. Door mats at both entrances are inset into the floor. In the hallway there is also an emergency light which is automatically activated during a power failure and provides light to the stairs. A torch is provided for access to the garden and outhouses at night. The bathroom is downstairs off the hallway on the right.

From the hallway. there is a further step (17 cm) down into the kitchen area. The flooring in the hallway, kitchen and bathroom is quarry tiles. A welcome folder with all details about the cottage is left for guests in the kitchen together with a second folder which has details on local facilities.

### **Public Areas – General (Internal)**

Not available

### **Public areas – WC**

Not available

### **Lounge**

The lounge is accessed from the kitchen.

- Doorway: 83cm wide by 179cm high, hinged on the left with the main light switch to the right.
- Floor: wooden parquet with red rug (and non-slip underlay).
- Furnishings: two seater settee with 2 separate armchairs, a nest of 2 side tables
- TV with Freeview, Video and DVD player – all with remote controls
- Radio/CD player
- DVD collection, books, magazines, games
- Two folders with information on local attractions, activities, places to eat etc.
- Multi-fuel stove (burns logs and coal)
- Lighting: one main room light, a table lamp, an up-lighter and a standard lamp

### **Laundry**

- A washing machine and tumble drier are provided in one of the outhouses. The tumble drier is stacked on top of the washing machine
- Washing powder and fabric softener provided
- Rotary clothes line with clothes pegs and a clothes airer also provided.

### **Shop**

Not applicable

### **Treatment room(s)**

Not applicable

### **Leisure Facilities**

Not applicable

## **Outdoor facilities**

The cottage garden is in 2 parts, being bisected by the rear access to all the cottages in the terrace. Access to the garden from the back door is either via a flight of 8 steps or by the inclined path to the side. This part of the garden is laid to grass with a “stepping stone” path and has a wooden picnic table.

Access to the second part of the garden is via a small gate. There is an automatic security light on the end of the outhouse for access to the garden at night. To the right of the gate is a compound which houses the waste and recycling bins, the coal bunker, LPG gas cylinders and log storage bunker. The surface in the garden is loose chippings with areas of grass and flower beds. The garden furniture seats 4 people – table, 2-seater bench and 2 chairs. There is an outhouse which houses the freezer, the barbecue, 2 loungers and 2 additional garden chairs, 2 chairs for small children and some garden toys. The laundry room is attached to end of the outhouse. Beyond the laundry room is a secluded area with a 2 seater bench in the “kissing seat” style.

There is also a garden shed for the storage of maintenance equipment which is kept locked.

## **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

Not applicable

## **Upstairs Bedrooms**

Access to both bedrooms is via 12 stairs from the hall (tread 8 cm, height 7 cm) The stairs are slightly steeper than “standard” modern stairs. There is a banister rail on each side. Two stair safety gates are available.

### **Bedroom 1**

- Doorway: 88 cm wide, 179cm high, hinged on the right.
- Floor: stripped wooden floor boards with a single red rug (with non-slip underlay)
- Bed: Standard size double. Space to the right of the bed is 31cm, space to the left 64cm. Bedside shelf to the right and bedside table to the left.

- Bedding: cotton or polycotton with non feather pillows and quilts.
- Lighting: main room light has a switch to the left of the door. There is also a reading light over the bed with a pull switch and an additional bed side light.

### Bedroom 2

- Doorway: 85 cm wide and 183cm high, hinged on the right.
- Floor: stripped wooden floor boards with a single red rug (with non slip underlay).
- Beds: Two standard size bunk beds positioned against the wall.
- Bedding: cotton or polycotton with non feather pillows and quilts.
- Lighting: Each bunk has a separate reading light. There is one main room light with a switch to the left of the door.

### **Bathroom and Shower Room (Groundfloor)**

The bathroom is accessed from the entrance hall.

- Doorway: 75 cm wide and 176cm high with bolt inside.
- Toilet seat height: 41 cm high – space to the right is 35cm and to the left 41cm.
- Wash basin: Height 78cm, with lever type taps fitted .
- Shower: step into the shower cubicle is 16cm high, shower doorway width 55cm. Full height of the shower unit is 200cm from ground level.
- Bath: Height 54cm with lever type taps and integral grab handles on each side of the bath.
- Floor: quarry tiles. Two rubber backed non- slip bath mats provided.
- Lighting: one main light and one light in the shower, both operated by the switch to the right of the bathroom door in the hall.
- Ventilation: A ceiling mounted extractor fan is fitted and the window above the bath has two opening sections.
- Toiletries: shower gel, bubble bath, soap and handwash provided (sourced locally from 'The Soap Company' in Keswick)
- First Aid kit also provided.

## **Self-Catering Kitchen**

The kitchen is accessed from the hallway.

- Doorway: 196cm high and 70 cm wide, hinged on the left.
- Work surface: 88cm high and 59cm deep
- Sink and gas cooker: 88cm high. Sink has lever style taps.
- Small dining table with 4 chairs
- Microwave oven on the work surface
- Dishwasher (for 4 place settings) and standard size refrigerator
- Crockery provided in the drawer to the side of the sink
- Glasses, casserole dishes, glass bowls and cleaning products are provided in the wall cupboards.
- Pans, baking trays, blender and hand mixer and other equipment in cupboards beneath the work surfaces.
- Vacuum cleaner, brush and dustpan, picnic set in under stair cupboard,
- Lighting: main light switch to the right of the doorway operates 3 ceiling lights. A separate pull switch operates a spot light over the dining table

## **Additional Information**

- A Welcome Pack is produced in dyslexia friendly font.
- Pets – one well behaved dog welcome – please inform us on booking.
- The premises are non- smoking.
- Walkers and cyclists are very welcome. There is space in the lockable outhouse for guests' bicycles and basic puncture repair and maintenance tools are provided.

## **Contact Information**

Address: Diana Horsley, Low Church Hill Farm, Westward, Wigton  
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Mobile 07801 372749

Email [info@poppycottagecumbria.co.uk](mailto:info@poppycottagecumbria.co.uk)

Web [www.poppycottagecumbria.co.uk](http://www.poppycottagecumbria.co.uk)

Hours of operation: Open all year

Emergency number 016973 49751

**Future Plans**

The cottage has been recently refurbished. However we do plan to move from Quality Cumbria accreditation to Visit Britain.

**We welcome your feedback to help us improve. If you have any comments, please complete the feedback sheet provided in the cottage, call or fax us on the above number or email (as above). Alternatively you can write to us at our home address.**