



Access statement

Introduction —

The Badger Sett is a 3 bedroom holiday cottage comfortably sleeping 6 people. The cottage has been recently renovated to a very high standard and all the accommodation is on the ground floor. It is located within its own grounds in a beautifully secluded rural location one mile from the village of Hesket Newmarket on the edge of the Lake District National Park. The nearest towns are Dalston (10 miles) and Wigton (12 miles), both of which have basic amenities. The larger towns of Penrith (16 miles) and Carlisle (18 miles) are a little further afield but provide a full range of services. If you have any queries or require any assistance please phone 07974 086275 or email info@lakesholidaycottage.co.uk

Pre-arrival —

- If you plan to arrive by train the nearest railway station is at Dalston 10 miles away. However there are no taxi firms in Dalston and you may find it easier to travel to either of the mainline stations at Penrith or Carlisle where there are a full range of facilities including taxi ranks.
- Public bus services are infrequent with a bus service to Wigton on Tuesdays and Carlisle on Saturdays. The nearest bus stop is at the bottom of the driveway. For up to date information on bus services in the area visit www.caldbeck.org.uk/Transport/index.cfm.
- The cottage is approached along a narrow country lane and then via a short but sloping paved driveway.
- Shopping can be ordered in advance from the local store in Hesket Newmarket. They will also deliver by arrangement. For more details telephone 016974 78229. Cooked meals which only require re-heating can also be delivered by our neighbours, Choice Catering – telephone 016974 78535. They require 48 hours notice. Menus are available to download from their website – www.choicecatering-cumbria.co.uk.

Arrival & Car Parking facilities —

- On arrival keys to the cottage can be found in the keysafe to the left of the front door. The combination for the safe will be sent to you prior to your holiday.
- Outside the cottage is a level paved parking area with ample parking for at least three cars. Cars can be parked immediately in front of the front door. The parking area is illuminated at night by motion sensitive flood lighting. There is also a switch-operated exterior light above the front door.

Entrance to the property —

- The front door has a 150mm (6") step and is 820mm (32") wide. The property can also be accessed via the sliding doors to the Living Room or the sliding doors to the Garden Bedroom, both of which have an opening width of 820mm (32"). The living room sliding doors have a step of 200mm (8") and the Garden bedroom sliding doors have a step of 280mm (11").
- Immediately inside the front door the flooring is a 1m (36") wide Coir Mat followed by even slate tiling. If accessing the cottage via the living room sliding doors the flooring is even polished oak floorboards and if entering via the Garden Bedroom sliding doors the flooring is carpet.

Hallway —

The hallway (immediately inside the front door) provides direct step-free access to the three bedrooms, the kitchen, the bathroom and the shower room. It is evenly lit by overhead recessed spotlights and the flooring is even slate tiling. At its narrowest point the hallway is 1180mm (46.5") wide.



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Bedrooms –

All of the bedrooms have step-free access from the hallway via doors which are 750mm (29.5") wide. They are all carpeted with a dark grey carpet which contrasts with the wall colours.

- **Garden Bedroom –**

This is the largest of the three bedrooms and has a king size bed with at least 1000mm (39") of clear space to either side. The height from floor to the top of the mattress is 530mm (21"). The room is well lit with an overhead pendant light, three overhead recessed spot lights and 2 bedside lamps. The large glass sliding doors provide a lot of natural light during daylight hours. There is a large double wardrobe and chest of drawers for storage as well as two bedside cabinets.

- **Swallows Bedroom –**

This is the second largest bedroom and has a king size bed with at least 1200mm (47") of clear space to either side. The height from floor to the top of the mattress is 500mm (20"). The room is well lit with an overhead pendant light, three overhead recessed spot lights and 2 bedside lamps. There is a large window for natural light. There are three built in wardrobes with plenty of hanging and shelf space as well as two bedside tables and a chest of drawers.

- **Squirrels Bedroom —**

Although this is the smallest of the three bedrooms it is still a good size being 4.2 x 3.5m (14'1" x 11'5"). When configured as a twin room there is at least 800mm (32") of clear space to either side of the beds. There are two single divan beds which can be zipped together to form a Super King. The height from floor to the top of the mattresses is 630mm (25"). The room is well lit with one overhead pendant light, 2 bedside lamps and a large window providing natural light. There is one built in wardrobe and a chest of drawers as well as two bedside cabinets.

Bathrooms, shower rooms and toilets —

The bathroom and shower room both have step-free access from the hallway. The shower room door is 760mm (30") wide and the bathroom door is 830mm (33") wide.

- **Bathroom —**

The bathroom has an inset bath which is 1700mm (67") long and 600mm (24") from the floor to the top of the bath. The bath has a hand held shower attachment with hot and cold lever mixer taps. There is a WC which is 440mm (17") from the floor to the seat. There is a wall mounted washbasin, with lever mixer taps, which is 820mm (32") from the floor and has clear space beneath it (ie. no pedestal). The room is well lit with overhead recessed spotlights and a large window for natural light. The floor and the wall behind the bath are tiled in smooth black slate. The other walls are painted in a contrasting light blue.

- **Shower room —**

The shower room has a shower cubicle which is accessed by a pivot door which is 600mm (24") wide. There is a step in to the shower which is 130mm (5") high. There is a WC which is 440mm (17") from the floor to the seat. There is a wall mounted washbasin, with lever mixer taps, which is 820mm (32") from the floor and has clear space beneath it (ie. no pedestal). The room is well lit with overhead recessed spotlights and a large window for natural light. The floor and the shower cubicle are tiled in smooth black slate. The other walls are painted in a contrasting light blue.

Kitchen —

The kitchen links the hallway with the dining room. It has step free access from both. The flooring is even slate tiling. The door from the hallway to the kitchen is 690mm (27") wide and the door from the kitchen to the dining



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room is 760mm (30") wide. The kitchen is equipped with an induction hob, eye-level oven (with drop down door), microwave, fridge, freezer and dishwasher as well as a washer / dryer which is located in a cupboard off the kitchen. The worksurfaces are 900mm (35") above floor level. The sink has a single lever operated mixer tap. There are overhead recessed spotlights and under unit lighting as well as good natural daylight provided by two windows.

Living / Dining room —

The Living / Dining room is a large L-shaped room accessed either through the kitchen via a door which is 760mm (30") wide or via the sliding doors to the patio which have an opening of 820mm (32"). There is solid oak flooring throughout which has an even surface.

Additional information —

Heating is provided by an oil-fired central heating boiler and can be thermostatically controlled on an individual room basis. Additional heating in the Master Bedroom is provided by a wood burning stove. Wireless internet access is provided free of charge (subject to a fair use policy). Mobile reception in the area is poor but a landline phone can be provided for a small additional charge.