

Policy and Access Statements

The Lake District is trying very hard to be a truly sustainable tourist destination; Old Barn Holidays is a family run accommodation business and care about the environment and conservation. You can view our Environmental and Access Statements by using one of the tabs above.

We are a Non-smoking establishment and unable to accommodate pets.

An official Quality Assessor has visited our accommodation and given the guest house, food and each cottage an award. We are quality checked each year, you can view our awards and achievements.

All our policies and statements are subject to annual reviews, all changes will be communicated to staff and made available to all interested parties.

Access Statement – Hayloft Cottage

Introduction

Hayloft Cottage is a 2 person holiday cottage on two levels (predominantly 1 st floor) with a wide 90cm stairs leading to the upper floor. The building is a 17th century Cumbrian Long Barn, but was converted in 2007 and has an open plan living space, king size bedroom and ensuite bathroom.

Arrival & Car Parking Facilities

A gently sloping 'block paved' drive leads to an exclusive parking space adjacent to the main entrance.

Main Entrance & Reception

Main door (80cm wide) and has small threshold, leading to entrance hall with automatic lighting (PIR) and cottage entrance door. Riven slate flooring and carpeted stairs lead to main living area.

Open plan living area

A well lit room with sectional lighting. Light switches are all high level and sockets lowlevel. Slate tiled kitchen, oak floored lounge and dining area, carpeted bedroom and travertine tiled floor in bathroom. The whole barn is double glazed. There is oil fired central heating with room and radiator thermostats. All doors are standard 675 or 750mm (2'3" or 2'6").

Kitchen

Fully fitted open plan kitchen with slate floor, double drainer sink, range cooker. Extract hood. Standard worktop height 900mm.

Utility Room

(located off entrance hall).Washer, drier, storage for vacuum and cleaning materials. sink, maiden.

Bedroom

King size solid oak bed (standard height). Nonfeather duvets and pillows are provided, with cotton linen. The bedroom is well lit with high level light switches. No wheelchair access. Bedroom has 2 bedside cabinets, wardrobe with 2 drawers, shelf and mirror.

Ensuite bathroom

The bathroom has a walk in shower (140x80cm), toilet, wash basin, heated towel rail and mirror.

Access Statement – Mistal Cottage

Introduction

The Mistal Cottage is a 2 bedroom holiday cottage on two levels with stairs leading to the upper floor. The building is a 17th century Cumbrian long barn, that was converted in 2007. Down 3 slate steps are 2 bedrooms, bathroom and toilet. Upstairs is open plan living space with kitchen, diner and lounge.

PreArrival

This comprehensive website has details of the house, floor plans, local information and contact telephone numbers. On request pages from this can be printed and sent.

Arrival & Car Parking Facilities

Block paved drive with private parking space adjacent to private outdoor seating area.

Main Entrance & Reception

Entrance door (80cm) leading to shared entrance with door to utility room and Mistal door.

General (Internal)

All rooms are well lit. Light switches are all high level and sockets lowlevel. Bedrooms are carpeted as are stairs leading to living area. Bathroom, toilet and hallway are slate floors, living area has oak flooring and the kitchen has slate tiles. The whole house is double glazed. There is oil fired central heating with room and radiator thermostats.

Living rooms

The living area has 2 sofas. There is a TV VHS DVD and stereo system. There is a dining table and 4 chairs.

Kitchen

Fitted kitchen with slate floor, drainer and sink, cooker and hob, Extract hood. Standard worktop height 900mm. Lots of storage. Large granite worktop (90cm).

Utility Room

(located off entrance hall).Washer, drier, storage for vacuum and cleaning materials. sink, maiden.

Bedroom

There are 2 bedrooms in the Mistal (1 king size and 1 twin). All beds are standard height. Nonfeather duvets and pillows are provided, with cotton linen. All bedrooms are well lit. High level light switches. None has wheelchair access. Both bedrooms have wardrobe with 2 integral drawers, bedside cabinets.

Bathroom

The main bathroom has a 170x90cm walk in shower, wash basin, toilet and heated towel rail. There is a separate room with WC and basin. All toilets are standard height and all taps are rotary type.

Grounds and Gardens

3 slate steps lead down to wooden table and seats with surrounding raised bed. The floor is cobbled and lit with exterior lighting.

Access Statement – Old Barn Cottage

Introduction

Old Barn Cottage is a 2 bedroom holiday cottage on two levels with stairs leading to the upper floor. The building dates back to 1640 but has seen many changes since then. Downstairs is a hallway, lounge and dining kitchen. Upstairs is a landing with airing cupboard, king size bedroom, family bedroom with double bed and bunk beds and a family bathroom.

PreArrival

This comprehensive website has details of the house, floor plans, local information and contact telephone numbers. On request pages from this can be printed and sent.

Arrival & Car Parking Facilities

Block paved drive with private parking space adjacent to cottage.

Main Entrance & Reception

An open porch protects the front door which leads to a hallway with door into the kitchen, door into the lounge and stairs leading to the first floor.

General (Internal)

All rooms are well lit. Light switches are all high level and sockets lowlevel. All rooms carpeted except bathroom and kitchen. The whole house is double glazed. There is oil fired central heating with room and radiator thermostats. All doors are standard 675 or 750mm (2'3" or 2'6").

Living rooms

The living room has 2 sofas, one chair, coffee table and lamp table. There is a TV VHS DVD.

Kitchen

Fully fitted kitchen with slate floor, drainer and sink, electric cooker and hob with extract hood. Standard worktop height 900mm. Lots of storage. Oak dining table to seat 6 people.

Utility Room

Washer, drier, sink and drying rack.

Bedroom

There are 2 bedrooms. All beds are standard height. Nonfeather duvets and pillows are provided, with cotton linen. All bedrooms are well lit. High level light switches. None has wheelchair access. Both bedrooms have chests of drawers, bedside cabinets and have a wardrobe. Both bedrooms have a wash basin.

Bathroom

The main bathroom has a bath and overhead shower. There is a wash basin and toilet of standard height.

Grounds and Gardens

Access via the lounge patio doors to graveled lower area with steps (20cm) leading to main garden with picnic table lawn and flower beds.