

## **Access Statement for Boltongate Old Rectory**

### **Introduction**

The Old Rectory is a guest house with 3 guest bedrooms on the first floor. Two are en-suite and one has a private bathroom a few steps away.

### **Pre-Arrival**

- Guests can contact us by telephone, text, email or letter. Larger print for email or letters can be done on request. The Old Rectory has a website ([www.boltongateoldrectory.com](http://www.boltongateoldrectory.com)). Wigton railway station is approximately 6 miles away. This is on the Carlisle - Whitehaven route and we are happy to collect guests from the station and return them there after their stay.
- The Old Rectory is located in the village of Boltongate; the village is about 1.5 miles off the A595 Carlisle to Cockermouth road. Boltongate is not on a bus route.

### **Arrival & Car Parking Facilities**

- There is ample car parking space on a gravelled drive with level access to the house. Cars can be parked within a few feet of the front door. David and Gill are both happy to assist people from the car and help with luggage. Bicycles can be stored in the potting shed.
- The parking area and front door can be lit from dusk until guests retire

### **Main Entrance & Reception**

- Access to the house is through the main entrance, the main door is 98cm wide and there is a porch with an inner door to the main hall, the inner door is 83cm wide and opens inwards. Guests are greeted by Gill or David who can give a guided tour of the main rooms downstairs before showing guests their first floor bedrooms.

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

- The house is on two levels, ground floor and first floor with a guest Study/Sitting Room on the half landing 13 stairs up from the ground floor which is carpeted. The staircase is 94cm wide and each step is 17cm deep with a left hand rail for the first 4 steps, a right hand turn with handrail to the right up 9 more steps, with access to the study, and then a further 4 steps to the top. The stair case and landing can be lit by over head lighting in addition to a range of table lamps.
- The hall way is spacious and level with original tiled flooring and a large rug. There are two small armchairs as well as a desk and stool. It is lit with a mixture of standard and table lamps as well as over head lighting if required.
- There is level access into the Drawing Room (an additional guest sitting /quiet room) which is carpeted and has a mixture of sofas and armchairs. There is a rug in the centre of the room, a gas stove and a selection of side tables. This is a bright airy room with four large dual aspect windows overlooking the garden. Lighting consists of three side lamps on a dimmer switch with additional picture lights.

- The Study/Sitting Room on the half landing is a smaller cosier room with one window overlooking the garden. It has an open fire and three table lamps which offer subdued lighting, although it can be supplemented with four overhead directional spot lights. There is a two-seater sofa and two arm chairs as well as a wooden rocking chair. Guests can also watch the TV or DVD's or listen to music in this room.

### **Public Areas - WC**

- There is a downstairs cloakroom which is Gill and David's private bathroom, although they are happy to share it with guests with limited mobility. It is on the right-hand side of the hall as people enter from the porch. The doorway is 74cm wide and opens inwards.

### **Dining Room**

- The dining room is accessed from a door off the hall on the right as people enter from the porch. The door is 81 cm wide and opens inwards, there is a small internal step that is 8cm deep just inside the door. The room is carpeted and has one window. It is candle lit at both breakfast and dinner times with an additional three side lamps. There is one dining table suitable for a maximum of six guests, although it can be enlarged if necessary.

### **Bedrooms**

All three bedrooms are on the first floor, two of which are at the top of the main staircase. These both have en-suite shower rooms. The doors to the bedrooms are all 82cm wide.

- The Blue Room, which is the second door on the left of the corridor, is a spacious room measuring 4.58m by 5.52m and is fully carpeted. All of the furniture is free standing and the bed is king sized (5 feet) and constructed of brass and iron with a head and foot board. There are three large windows with dual aspect to the garden and lighting comprises six ceiling spot lights which are on a dimmer switch, in addition to two bedside lamps. The compact shower room is three steps down from the bedroom and has a carved bark-edged hand rail to the left of the steps. The shower has two sliding doors and a small 11cm sill. The toilet and basin are both wall mounted. The floor is tiled and has under floor heating and there is also a large heated towel rail. There is a light over the basin and two additional ceiling spot lights, extractor fan and shaving point as well as a small opening window.
- The Green Room is accessed by the first door on the right of the corridor. It is a large room measuring 5.5m by 4.3m and is fully carpeted. Again all of the furniture is free standing and the bed can either be a super king sized (6 feet) option or two (3 feet) twin beds. Headboards are padded and upholstered. There are two large windows overlooking the church and lighting comprises six ceiling spot lights on a dimmer switch in addition to two bedside lamps. There is a step up into the shower room of 18cm. The door opens outwards and is 84cm wide. The shower cubicle is large measuring 118cm by 70cm with sufficient space to put a plastic chair or stool. The toilet and basin are both pedestals. The floor is tiled and has under floor heating and there is also a large heated towel rail. There is a light over the basin and two additional spot lights, extractor fan and shaver point.

- The Plum Room is accessed further along the corridor, three steps down (each step measuring 29cm) from the other rooms with a hand rail to the left of the steps. It is on the right of the corridor after the steps. The door opens inwards and there is a wide step down (43cm) into the room. It measures 4.74m by 3.87m and is fully carpeted. Furniture is once again free standing and the bed is a king sized (5 feet) brass and iron type with head and foot board. There is one large window over looking the church and lighting includes six ceiling spot lights on a dimmer switch, a lamp on the chest of drawers as well as two bedside lamps.
- The Plum Room private bathroom is five steps down the hallway down another 10cm step. It has a free standing bath, and pedestal wash basin and toilet. The floor is tiled and has under floor heating and there is a large heated towel rail. There is a light over the basin and four additional spot lights on a dimmer switch plus an extractor fan and shaver point. There is also a window with views over Skiddaw, the garden and pond.

### **Grounds and Gardens**

- The garden is large (approximately three and a half acres in total) and can be accessed from a doorway at the left of the hall. There is a small framed lip (3cm high) at the base of the door. This leads to a patio area made of sandstone flags which is level but has a small step down of 7cm about 3m from the house. There is a seating area with wooden chairs, table and garden umbrella, and after a few more paces there is a similar step down to the garden. The main lawn is level however there are numerous steps from the lawn to access the rest of the garden.

### **Additional Information**

- Gill, a special needs teacher for 17 years, worked with students with visual impairments, hearing impairments and learning difficulties, and is confident in handling a wide range of disabilities. She is proficient in sign language and Braille. Both Gill and David are aware that most issues can be dealt with by talking to guests to ascertain their needs and making adjustments to accommodate their requirements. The properties age and listed status unfortunately makes it unsuitable for guests with very restricted mobility. However the availability of a downstairs cloakroom, a wide staircase and a large shower makes it suitable for many.

### **Contact Information**

- If you require any further information please do not hesitate to contact us either by telephone, email, text or letter. We will do our utmost to make our home accessible to you if we can.

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