

## ACCESS STATEMENT FOR RIVENDELL GUEST HOUSE

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There are seven bedrooms available, four double / twin rooms with en-suite facilities, and one single room with en-suite facilities. We also have a single and family room with a bathroom along the landing.

### Approach and Parking

A 1894 Victorian Town House 3 stories high, set a 3 minute level walk from Keswick Town Centre with on street unrestricted, free parking in front of the house.

### Main Entrance

The entrance door is approached through a gateway 800mm wide followed by three wide steps 150mm high, without a hand rail on either side.

Lighting is provided from the front of the building.

Main entrance leads into hallway through two doors both 890mm wide, one wooden door and a part glazed door.

Once inside, the ground floor is level, there is a dining room and a straight run of 14 stairs (810mm wide x 160mm high) to the first floor landing with a solid banister on the right hand side.

The hallway is 1140mm wide at the narrowest point.

Flooring consists of oak boards and is level and even throughout.

**There are no toilets or bedrooms on the ground floor.**

## Internal Layout

Internal doors all 820mm wide.

The stairs and landings are well lit

The staircase is 810mm wide with a solid banister on the right hand side. There are 14 steps of 160mm high to reach a small landing and bedroom 1, twin / double en-suite.

Five further steps of 160mm high lead to the front bedrooms, a family non en-suite room, a single non en-suite and a double / twin with en-suite facilities, this could also be used as a family room if required. There is a bathroom and separate toilet on the same floor accessible via the five steps previously mentioned.

A further 12 steps of 170mm high lead to a small landing and 5 more steps of 170 mm high leads to the top floor and three bedrooms, two double / twin en-suite rooms and a single room with en-suite facilities.

All en-suite rooms have showers with enclosures.

Dogs are welcome.

There are no facilities for children.