

# Access Statement for Sunny Bank Farm

## Introduction

Sunny Bank Farm is a detached self-catering property, originally a farmhouse with parts dating from the seventeenth century. Although adapted and modernised inside, the house retains much of its original character. I have tried to provide as much information as possible in this statement, but if you have any queries please do call and I will do my best to help you.

## Location

Sunny Bank Farm is on the A5084, between Torver and Blawith. Postcode is LA21 8BL. It is bordered on the north by Torver Common and on the East by the shore of Coniston Water.

## Pre-Arrival

- Please check our website at [www.sunnybankfarm.co.uk](http://www.sunnybankfarm.co.uk) which has floor plans and a great deal of photos, both interior and exterior.
- Bookings and enquiries can be made via email to [sunnybankfarm@btinternet.com](mailto:sunnybankfarm@btinternet.com) or telephone 01228 496571
- The nearest mainline train station (Oxenholme at Kendal) is 27 miles (45 minutes drive) away, but you can also come to Ulverston (change at Lancaster) which is 10 miles (20 minutes drive).
- Most supermarkets (certainly Tesco and Asda) will deliver to Sunny Bank Farm.
- There is a regular (approx 2 hourly) bus service (X12) between Ulverston and Coniston, which passes Sunny Bank Farm. The nearest bus stop is 300m south of the property (at the junction with Oxen House).

## Arrival and car-parking facilities

- There are 2 parking areas; one on the main drive, slightly above the property; the other on hard-standing in the field, slightly below the property. Both areas have room for 3-4 cars.
- From the upper parking area there is a 30m walk to the main door, along a flagged / cobbled path which slopes down quite steeply. There is a handrail on RHS on the sloping part (approx 5m). There is a gate into the garden. At night the path is lit by motion sensitive lighting.
- From the lower parking area there is a 40m walk to the main door, with an upward but more gradual slope, along flagstones and some cobbles. Coming this way you pass through 3 gates. Alternatively you can approach

more directly, up flagged stone steps (hand-rail on LHS). This path and steps has low-level lighting at night.

### **Main Entrance and Hallway**

- The most accessible (and preferred) entrance is via the leftmost door (facing the house). This leads into the Utility room which has level access into the hall. The main front door has steps into the hall. A third entrance (round the corner to the right) leads into the kitchen with no steps.
- All three doors are operated by the same key externally but have thumb-turn locks internally.
- In the Utility room there is ramped access through a 87cm door to the hall.
- Flooring is non-slip vinyl in the Utility room and short-pile carpet in the hall.

### **Dining Room and Kitchen**

- From the hall there is a 6cm step up through a 77cm door into the dining area, which is open plan with the kitchen (and on the same level).
- There is a wide space (c2.5m) alongside the dining table from the doorway to the exterior door which leads out into a flagged patio area of the garden.
- 12 dining chairs are provided (all moveable and with detachable padded seat cushions)
- Flooring is quarry tiles.
- The free space in the kitchen area measures 1.3m x 2.5m

### **Lounge areas and Den**

- The main lounge is accessed from the hall via a 72cm width glass door.
- 2 x 3-seater sofas and 2 arm chairs are provided (not easily movable) as well as 2 easily movable footstools, a variety of side tables and several cushions.
- There is an open fire in the main lounge (both spark guard and child-guard provided) but there is also sufficient heating from the radiators.
- In the second lounge (76cm door) are 3 sofas with several scatter cushions and some side tables. The sofas are not easily movable and the access into the room is restricted to 70cm width between the sofas.
- TV provided with full Sky service and DVD player.
- There is also a small den, up a 10cm step through a 72cm width door. This contains a single chair-bed, which when folded out is 34cm above floor height (90cm wide). It also contains a 90cm square desk-height table and 2 desk chairs.
- Flooring is fitted short-pile carpet throughout all lounge areas.

## **WC / Shower**

- A 'wet' WC / shower room leads off the Utility room through a 85cm doorway. The integral shower has no tray (shower curtain may be pulled across); a plastic stool is provided, and there is a grab rail in the shower area.
- Space to the left of the toilet is 86cm; there is no available space to the right. A grab rail is fitted on the wall to the right, and a pull-down grab rail is available on the left.
- Flooring is quarry tiles; a duckboard is provided

## **Bedrooms / bathrooms**

- The first floor is accessed via narrow stair case (75cm) of 8 steps with handrail on left. Headroom restricted to 1.56m at one point, and there is a ceiling beam on the landing at 1.8m height. At the half-landing the stair case splits into 2. A further 5 steps (width 75cm) with handrail on left lead to the bedrooms; 4 wide steps in the opposite direction (no hand-rail) lead to the main bathroom and additional WC.
- Non-feather duvets and a mixture of feather and non-feather pillows provided. Sheets, duvet covers and pillow-cases are cotton or poly-cotton. Bed heights 48cm floor to top of mattress.
- Flooring is fitted short-pile carpet throughout
- Bedroom 1 (twin): 2 3ft beds, space between beds 80cm, space beyond second bed (60cm) leads to washbasin. Doorway 68cm wide.
- Bedroom 2 (twin): 2 3ft beds, space between beds 80cm, space on near side of first bed 65cm. Doorway 71cm wide.
- Bedroom 3 (triple): 3 3ft beds, space on either side of 2 beds >1m, 3<sup>rd</sup> bed is against wall, with >1m space on left. Doorway 70cm wide.
- Bedroom 4 (double) via 78cm wide corridor: 5ft bed, space on right >1m, space on left 35cm due to chest of drawers. Doorway 78cm wide.
- Bedroom 5 (double) via 78cm wide corridor: 5ft bed, space on either side of bed 30cm. Washbasin. Free space at end of bed 2.5m x 3.5m. Doorway 76cm wide.
- Shower room (between bedrooms 4 & 5) has shower cubicle (76cm x 1.16m, door width 1m, rim height 28cm), WC and washbasin. Limited free space. Doorway 73cm wide.
- Bathroom (down 3 steps and up 3 steps from bedroom 1) has long bath with shower above, WC and washbasin. Free space is 2m x 1m. Doorway 53cm wide.

- WC (next to bathroom) also has washbasin. Limited free space. Doorway 48cm wide.

### **Games Barn**

Accessed from landing. 2 steps up (spaced apart), no handrail. Barn contains table-football, pool table and darts (wooden floor with rugs). Bench seating around the walls. 4 steps down (handrail both sides) lead to lower area with table-tennis on uneven flagged /timbered floor.

### **Garden**

Consists of small patio area, flagged or gravel pathways and lawn sloping gently down to orchard area and then sloping more steeply down to lower parking area. Bench seating and plastic garden chairs provided.

### **Lake**

The lakeshore is approx 300m from the house, across gently sloping fields (shortest route). There is no path but the grass is kept short by sheep. Some parts are liable to be muddy in wet weather. There is a bench seat by the lake, also lightweight folding chairs are available which can be carried down to the lake if required.

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