

Access Statement for Woodgate Hall

Introduction

Woodgate Hall is a 17th century cream rendered house with attached cottage situated on the outskirts of Lowick Green in the Crake Valley.

The house has three first floor bedrooms and a further second floor bedroom sleeping in total seven guests plus an occasional eighth. It has a ground floor WC, a first floor family bathroom plus a first floor en-suite bathroom to the master bedroom. There are three reception rooms, a kitchen, a sun lounge and a cellar that has washing machine, tumble dryer and drying facilities.

Pre-Arrival

Booking/Enquiries can be made by telephone, fax and email. All guests are provided with written directions to the Hall available in different font sizes.

The nearest bus stop is in Lowick Green approximately one mile from the Hall and buses run between Ulverston and Coniston at least one bus every two hours, six days a week. Information available in the folder at the property.

Taxis are available from Ulverston and a list of taxis can be found in the folder at the Hall.

The nearest Railway Station is in Ulverston approximately 5 miles from the Hall.

Nearest shop/post office is in Greenodd 3 miles from the Hall. Further shops and services are located in the market town of Ulverston 5 miles from the Hall.

A copy of this access statement is available on our website and in the welcome folder at the Hall and can be faxed or e mailed as required.

Arrival and Car Parking Facilities

Woodgate is located 100 metres from the junction with the A5092. There is parking for four cars, two on the driveway and two on the roadside. Our driveway is surfaced with crushed slate with slate flags (caution can be slippery when wet).

Entrance from Driveway

There are two doors from the driveway into the house, one has double doors measuring 154cm wide x 200 cm high, with a step of 18cm from the drive. The other door is 78cm wide x 199 cm high with a step of 18 cm from the drive. The keys to these doors will be given to our guests on arrival. There are light switches on the right hand side of the smaller door at a height of 120cm. Both doors enter the sun lounge which has a slate tiled floor with under floor heating and is furnished with two two-seater leather settees.

Public Areas - general(internal) - not available

Public Areas - WC - not available

Self Catering Kitchen/Snug

Access to the kitchen is through the sun lounge via a large double door 200cm wide x 200cm high. Light switches are on the left and right at a height of 120 cm. The kitchen has a slate tiled floor with under floor heating and the snug has an oak floor. From the sun lounge the kitchen is to the right of the door. The units are arranged in a L shape starting with a base storage unit then a drawer unit, sink unit with large Belfast sink, a full sized integrated dishwasher, corner unit, a range cooker with a gas hob and electric ovens, and finally a triple base unit. Above the cooker is an extractor canopy with a double wall unit to the right and a triple wall unit to the left. At right angles to the last triple base unit there is a large American style fridge freezer standing next to this is a triple base display unit.

All kitchen units have oak doors and panels with large twist style handles and worktops are made of local slate at a height of 93 cm and a depth of between 63cm and 72cm, the sink and cooker top are at a height of 93cm also.

The range cooker has two ovens and a grill, the right hand oven handle is at a height of 73cm and has a pull down door. The grill is at the left hand side and the handle is at a height of 73cm with a pull down door. The left hand oven handle is at a height of 48cm and the door opens from right to left.

The highest shelf on the fridge freezer is at a height of 148cm.

The kitchen floor space is a minimum of 260cm x 370cm.

There is a fire extinguisher and fire blanket located by the door to the sun lounge

Snug

To left of the kitchen is a seating area with leather sofas to seat eight people, there is a flat screen TV with teletext, satellite TV and a DVD player with a collection of DVDs. There is also a WiFi hub in this room.

The lighting is by wall lights operated by a dimmer switch at a height of 120cm.

Dining Room

The dining room is accessed from the kitchen via a passageway 240cm long x 80cm wide x 170cm high. There are two steps 12cm high at the kitchen end of the passageway. There is a light switch at each end of the passageway at a height of 120cm. The dining room is furnished with an oak dining table and eight chairs and an oak cupboard on top of which is the payphone. There is an original range stove for decoration purposes only. Space between the dining table and the wall/furniture is no less than 90cm. The floor is an original slate floor which is uneven in places and has a rug in the centre under the dining table and chairs. The light switch is positioned at

the door to the hallway at a height of 135cm. Lighting is provided by halogen spotlights and a separate centre light above the table. To the left of the dining room is a secondary staircase leading to a first bedroom.

Main Hallway

The hallway leads from the dining room through a doorway measuring 77cm wide x 188cm high, the door opens left to right into the dining room. The hallway is slate floored and uneven in places with rugs on top. The front door accesses the hallway and measures 94cm wide x 195 high, the handle is 115cm from the ground and there is one step measuring 10cm high and a threshold strip 4cm high. The light switch is to the left of the front door at a height of 135cm, this operates the outside light and the hall light.

Lounge

The lounge is accessed from the hallway through a door 82cm wide x 180 high opening left to right into the lounge. The light switch is on the left at a height of 135cm and operates the centre light and three lamps positioned around the lounge. The lounge has a three seater and a four seater leather sofa. Opposite the door is a large Tudor open fireplace. There is a flat screen TV with satellite receiver and DVD player all operated by remotes. The floor is original slate and is uneven in places and has a rug in the centre.

Laundry

The washing machine, tumble dryer and iron/ironing board are located in the cellar which is accessed from the hallway through a door 90cm wide x 181cm high down a corridor through a further door 84cm wide x 200cm high leading to the downstairs WC. To the right of the WC is another door 85cm wide x 176cm high which leads down two steps measuring 27cm wide x 20cm high into the cellar. There is restricted headroom in the cellar.

The washing machine door handle is at a height of 110cm as is the tumble dryer door handle. The light switch for the cellar and corridor is on the left by the first door from the hallway at a height 130cm. The floor is original slate and is uneven. Also located in the cellar is a folding drying rack.

Shop - Not Available

Treatment Rooms - Not Available

Leisure Facilities - Not Available

Outdoor Facilities

The front garden is a grassed area with a perennial border and is for use by the hall guests only. The garden is accessed from the road by four steps 25cm wide x 23cm high, these steps are made of slate and can be slippery when wet. The path from the steps to the front door is made of crushed local slate. The front door is 94cm wide x 195cm high and has a handle 115cm from the ground. There is one step 10cm high and a threshold strip 4cm high.

Main Garden - is accessed from the driveway via three steps 32cm wide x 20cm high these steps are made of slate and can be slippery when wet. The garden is a large sloping grassy area, it is fenced to the left hand side and rear. The right hand side to the road has a hedge that has gaps in places. There is an area of shrubs/trees in the centre and on the right hand side is a perennial border and to the right hand rear of the garden is a patio area which is surfaced in crushed slate and has a picnic table with seating for eight people.

Adjacent to the hall is a garage/storage area this is accessed through a door 74cm wide x 205cm high and there is one step down into the garage of 19cm. The light switch is on the right at a height of 140cm. There is a barbeque in the garage for the use of the guests and a supply of log/coal for use in the open fire and log burner. The garage can be used by guests for the storage of bikes, canoes and dinghies.

Conference and Meeting Rooms, Banqueting, Clubs, Entertainment - Not Available

Bedrooms

The staircase is accessed off the main hallway through an open doorway 83cm wide x 174cm high. There are three bedrooms on the first floor of which two are doubles and one a single. On the second floor is a twin bedroom. The staircase consists of seven steps to a half landing 20cm wide x 20cm high. A further circular wooden staircase of six steps which due to the age of the Hall vary in height and width lead to the first floor. The average height being 20cm and the average width at the right hand side of the step is 20cm, narrowing to 10cm to the left. The first seven steps have no hand rail. The stairs are carpeted in light brown oatmeal coloured 100% wool Berber.

The bedrooms are all carpeted in oatmeal coloured 100% wool Berber. All pillows, duvets and mattress protectors are anti allergy and all bed linen is cotton.

Master Bedroom/Ensuite - double

At the first floor landing turn first right up a step of 10cm through an open doorway of 76cm wide x 160cm high which takes you into the upstairs hallway with the light switch on the right at a height of 135cm. The right door from the hallway which opens left to right is 68cm wide x 186cm high and leads to the master bedroom. The light switch is on the left at a height of 135cm. In the bedroom there is a king-sized bed with space to the left of the bed of 250cm and to the right 95cm. The en-suite is accessed through a door 76cm wide x 186cm high opening left to right into the bedroom.

Bedroom Two -Single

This room is adjacent to the master bedroom and is accessed from the upstairs hallway through a door 70cm wide x 193cm high opening left to right into the bedroom. The light switch is on the left at a height of 135cm. Against the far wall under the window there is a 3ft single bed with a full sized 3ft pull-out bed underneath.

Bedroom Three - Double

This room is accessed from the first floor landing through a door 74cm wide x 154cm high. There is a step of 7cm from the landing and the original oak door opens left to right into the bedroom. The light switch is on the left at a height of 135cm. There is a 4ft 6in double bed with 95cm space to the left and 85cm to the right. There is a staircase in one corner of this room which leads to the dining room down ten steps 18cm high x 20cm wide. At the bottom of the stairs is a lockable door 63cm wide x 168cm high and a further four steps of 18cm high x 28cm wide to the ground floor. At the top of the stairs is a banister and safety gate.

Bedroom Four - Twin

From the first floor landing there is a further six steps to the second floor and this bedroom. The staircase is circular and the step dimensions are the same as the stairs to the first floor. The bedroom is accessed through an original oak door 77cm wide x 154cm high opening right to left into the room. The light switch is on the right at a height of 125cm. There are two 3ft pine single beds with a space between them of 90cm. As this room is under the eaves of the Hall and has exposed oak beams there is limited headroom of 180cm in the aisle between the beds.

Bathrooms & WC

Downstairs WC is accessed from the main hallway via a corridor and through a door 84cm wide x 200cm high opening right to left outwards into the corridor. The light switch is on the right hand side outside the WC door. The toilet seat is at a height of 43cm with 26cm space on both sides and the cistern has a top push button flush. The wash basin is 78cm high and there is a towel rail at the left hand side of the basin. The floor is original slate flooring.

Main Bathroom is accessed from the half landing via an original oak door 74cm wide x 157cm high opening right to left into the bathroom. The light switch is a pull cord type on the right at a height of 92cm. The toilet seat is at a height of 45cm with space to the left of 28cm and to the right of 50cm and the cistern has a top push button. The pedestal wash basin is at a height of 83cm and has two taps. The bath is 56cm high and has a swan neck pillar tap with shower attachment. There is a separate walk in 900mm shower with door opening of 53cm and the shower controls are at a height of 125cm. On the wall at the end over the bath is a centrally heated towel rail. The flooring is antigo.

En-suite bathroom is accessed from the master bedroom through a door of 76cm wide x 186cm high opening right to left outwards into the bedroom. The light switch is on the left hand side outside the bathroom door at a height of 125cm. The toilet seat is at

a height of 43cm with space on the left hand side of 20cm and on the right of 58cm. The pedestal wash basin is 80 high with a monobloc tap. There is a separate walk in 900mm shower with a door opening of 55cm wide x 178 high and the controls are at a height of 112cm.

The central heating system is oil fired with thermostats in the hallway, kitchen and snug. The hot water system is a pressurised system.

Additional Information

A welcome pack is located in the dining room along with separate folders for manufacturers instructions, useful information and places of interest leaflets.

Pets are not allowed at the Hall

The premises are Non Smoking

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Future Plans

Convert barn to holiday cottage
Convert attic room to bedroom and toilet
Investigate history of the Hall.

