

## **Access Statement for Montfort Cottage Guest House**

**Introduction:** Montfort Cottage offers comfortable, home from home bed and breakfast accommodation in a friendly environment. We have five guest bedrooms, all doubles, 4 of which have en-suite shower rooms and 1 with a separate private bathroom. All of the rooms are attractively decorated and offer a welcoming relaxing friendly atmosphere for guests comfort.

**Pre-Arrival:** We ask all our guests for any special requirements at the time of booking. If any special requirements occur after booking then please contact us immediately to discuss them. The main bus and train stations are 15 minutes away on foot. There is a local taxi service that has accessible taxis if required. We have a good website. You can contact us via phone or email.

**Arrival and Car Parking Facilities:** On arrival to the property there is a single entry gate which is 1.07m wide. The path and step into the house are slate and concrete. The porch entrance is 1.57m wide. The inner door into the house is 86cm wide. There is ample room for all cars on the road outside. We can assist guests with luggage.

**Main Entrance and Reception Areas:** The front door has one step 17cm high. The front door is always locked but we do have a door bell which can be reached from any height. The door is 86cm wide. On entry there is a hallway 4.2 x 1m. There is a laminate floor throughout the hallway.

**Public Areas (Hall and Landing):** Our hallway to the guest breakfast room is 1m wide. The hallway is well lit. The flooring in the hallway is laminate. The covering on stairs and upstairs corridors is short pile carpet. The breakfast room is on the ground floor. There are 14 stairs to the first floor bedrooms. The stairs are 18cm high, 26cm deep, 90cm wide.

**Public Areas (Lounge):** Montfort Cottage does not have a guest lounge.

**Public WC's:** There are no public toilets at Montfort Cottage.

**Public Areas (Breakfast Room):** Breakfast is served in the breakfast room on the ground floor. There are no steps. The floor is laminate. Furniture is flexible and can be moved on request. Tables have under space of 70cm high by 90cm diameter. The dining chairs have no arms. A menu is provided in every guest bedroom. A large print version can be provided with prior arrangement.

**Guest Bedrooms:** All the bedrooms have 4' 6" double beds. The door width to all the bedrooms is 78cm. All the bedrooms are carpeted throughout. Guests are given their own room and front door key on arrival. All the bedrooms are newly decorated with their own contemporary and individual style with good contrast in colour. All the bedrooms have a dressing table/writing desk with upright chair and an extra comfortable chair. Room 4 (Windermere) has a small sofa. All the bedrooms have a kettle & hospitality tray, flat screen colour television with built-in DVD player, i-pod docking station, hair dryer, iron & ironing board, radio alarm clock and wine glasses & corkscrew. Fresh milk can be provided if requested. All the bedrooms have extra blankets and pillows. All the bedrooms have centrally heated radiators.

Rooms 1 (Grasmere) and 2 (Thirlmere) are situated on the 1st floor with full ceiling height. Rooms 3 (Kentmere) and 4 (Windermere) are situated on the 2nd floor with part restricted head height due to being in the attic space. Room 5 (Buttermere) is situated on the ground floor.

**Guest Shower Rooms and Bathroom:** Rooms 1 (Grasmere), 2 (Thirlmere), 4 (Windermere) and 5 (Buttermere) have en-suite shower rooms. All have a sink, toilet and shower (with a non-slip shower tray and sliding door). The floors are tiled. The shower rooms are approximately 1.10m wide and 2.25m in length. Each has a door leading outward into the bedroom. Room 3 (Kentmere) has a large separate private bathroom which is located on the first floor landing.

(Room 3 is situated on the 2nd floor). There are 17 steps between the bathroom and the bedroom. The floor is tiled. The bathroom has a sink, toilet and bath (with an overhead shower attachment). Good colour contrast between the walls, floor and fittings.

**Garden:** We have a small front garden for residents which is available to sit in (table and chairs are provided).

**Additional Information:** Mobile phone reception is generally good. We are able to use the front and back doors in the need of an evacuation, the fire alarm rings continuously if evacuation is needed. If you require more assistance for evacuating please notify us on arrival and we will ensure you are evacuated safely e.g. hearing impairment. We are a no smoking building (smoking is not allowed anywhere on the premises, including the small front garden). We can store medication in our fridge on request (not available 24hours).

### **Contact Information**

Montfort Cottage  
Prince's Road  
Windermere  
Cumbria  
LA23 2DD

**Telephone & Fax number:** +44 (0) 15394 45671

**E-mail:** [reservations@montfortcottage.co.uk](mailto:reservations@montfortcottage.co.uk)

**Website:** [www.montfortcottage.co.uk](http://www.montfortcottage.co.uk)

### **Grid Reference:**

OS X 341113  
OS Y 497748

Lat (WGS84) N54:22:19 ( 54.371820 )  
Long (WGS84) W2:54:29 ( -2.907946 )

**Hours of Operation:** Reception hours for booking enquiries: Monday - Sunday 10am – 9pm. Montfort Cottage is open throughout the year except for the Christmas holiday period.

**Emergency Contact Details:** - only to be used in an emergency situation.

### **Future Plans for Montfort Cottage:**

Access Statement completed in Oct 2009 with further updates added on an on-going basis.