

## **Access Statement for Kearton Lodge**

### **Introduction**

**Kearton Lodge** is a south facing, first floor apartment adjoining the main property **East Roods**. Large arched ground floor doors form the entrance to your apartment on the south side of the building. They lead to an internal entrance hall where there is a patio seating area. An open plan oak staircase leads to your first floor apartment where the views from the windows (weather permitting) are outstanding.

The apartment has two bedrooms with en-suite bathrooms, open plan living space and kitchen/dinning room. The floors throughout the first floor living areas are level, carpeted and tiled with oil fired central heating throughout. Please note the apartment does not have a log burner.

### **Pre-arrival**

We have a website [www.keartoncottages.co.uk](http://www.keartoncottages.co.uk)

Booking enquiries can be made by phone, fax or email.

The nearest railway station is Darlington or Bishop Auckland, which are approx 18 miles away. The nearest airport is Teeside approx 20 miles away or alternatively Newcastle 60 miles away. The cottage is easily accessed from the A66 just outside the village of Boldron with good signage for **East Roods** at the roadside

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

Upon arrival you will be met and welcomed by a member of staff who will give you your key, guide you around your apartment and answer any queries you may have about the apartment facilities. You will be given contact details of the person who will assist you, should you have any further queries during your stay.

You have ample private parking near the cottage entrance, on a large gravelled area. There is one flag step and a thresh wood at the entrance to the cottage.

You have automatic illuminating security lighting outside of your apartment at the parking area and manually operated decorative lights fitted on both sides of the main entrance and patio area.

Please ask if you require assistance with your luggage.

### **Electric Gates**

The entrance to the drive is fitted with wide electric gates you will be informed upon arrival on how to enter/exit and operate them and be loaned a remote control for use during your stay. Instructions are also available in the guest information book. The gates are open on arrival day (notification of your estimated arrival time is appreciated).

### **Public areas – General (Internal)**

There is a spa on site with sauna; relaxation area and treatment room, information, prices and details can be found in the guest information book. Separate booking is required to use these facilities.

### **Public areas – General (outside)**

The large garden is undulating, elevated and open plan. This area is a shared area.

### **Entrance Hall**

**Size: 223cm wide x 409cm long plus an additional seating area 157cm x 186cm**

**Floor - Level**

**Door Width: 140cm**

**Door Height: 227cm**

**Door Opening: Inward**

*The main entrance doors lead to the tiled level floored entrance.*

*Four oak cupboards line the left hand side of the hall, utility items such as mop/bucket, Hoover, ironing board and sweeping brushes etc are located here.*

*The combined washer/tumble dryer are located in the oak and granite dresser.*

*The area is fitted with LED flush fitting down lights.*

*The controls for the front door outside lights can be found here.*

*This area is fitted with oil-fired central heating. The heating control is situated on the side of the radiator*

*There is a fire extinguisher on the first step of the landing in the archway as you face the entrance to the staircase leading to the living areas.*

*There is an oak carpeted staircase leading to the carpeted level floored lounge/dinning room, self-catering kitchen and the two en-suite bedrooms*

### **Staircase**

**Opening Size: 91cm**

**No of Stairs: 13**

**Handrail fitted to the right**

### **Lounge**

**Size: 421cm wide x 460cm long**

**Floor: Level**

**Door Height: N/A**

**Door Width: N/A**

**Door Opening: N/A**

*This area leads directly from the open plan staircase, is open plan with fully carpeted level floor.*

*The walls are decorated in cream with a contemporary finish.*

*Quality hand made roman blinds dress the traditional sliding sash windows.*

*There are two armchairs and a corner sofa in the lounge area.*

*The TV has tele text and subtitle facility.*

*There is a Blue Ray DVD player, stereo I pod decking station*

*The whole area has excellent controllable lighting in addition to freestanding lamps.*

*Natural light enters the room from traditional sliding sash windows.*

*This area is fitted with oil-fired central heating. The heating control is situated on the left hand side the staircase and on the radiators.*

*The room is fitted with audible smoke alarms.*

*There is an oak fire door leading from this area into the kitchen and two oak doors leading to the bedrooms.*

### **Self-Catering Kitchen/Dinning Room**

*The kitchen walls are tiled to match the décor.*

*The dinning table comfortably seats four and can be accessed from three sides.*

*The professionally fitted kitchen is of a high standard with ample worktop areas (**Height: 92cm**)*

*Facilities include built in electric hob, electric oven, microwave, dishwasher, fridge and freezer.*

*There is a freestanding kettle and toaster.*

*All crockery, pots, pans tea towels and cleaning products are supplied and situated in cupboards and draws below and above the worktop.*

**The lowest shelf height is: 17cm**

**The highest shelf height is: 140cm**

**(Measurement taken from floor height)**

*A fire blanket is fitted on the kitchen wall.*

### **Bedroom 1 (South Facing)**

**Size: 334cm wide x 316 long**

**Floor: Level**

**Door Height: 197cm**

**Door Width: 66cm**

**Door Opening: Inwards**

**The Bed Heights are 68cm**

**The narrowest space around the bed is: 58cm**

*The bedroom contains one super king size bed which can be made into two full size single beds.*

*The headboards have been covered to match the décor of the room and other soft furnishings.*

*There are two wood and cream bedside tables with three drawers in each.*

*Matching fitted dressing table with a large mirror.*

*Matching wardrobe with short and long hanging, three large drawers and double mirrored doors.*

*Hair dryer*

*The bed is fitted with quality bed linen and anti allergen pillows. Linen is changed weekly throughout your stay. (Please notify us of any special requirements you may have)*

*Towels and bathrobes are supplied.*

*The bedroom is fitted with beautiful hand blown crystal glass, electric adjustable light fittings which are controlled from the bedside as well as the entrance to the bedroom.*

*There are two traditional sliding sash windows allowing natural light into the room.*

*There is an oak door leading to from the bedroom to the en-suite bathroom.*

### **Bathroom 1**

**Size: 181cm wide x 188cm long**

**Floor: Level**

**Door Height: 197cm**

**Door Width: 66cm**

**Door Opening: Inwards**

**The height of the shower from floor level is: 13cm**

*The bathroom suite is white fitted with washbasin (**height: 88cm**), Standard WC (**height: 43cm**) and power shower:*

*The taps are twist and turn.*

*There is a shaver point fitted (**height: 132cm**)*

*The bathroom is fitted with a centrally heated towel warmer.*

*There is an electric extractor fan in this area.*

*There are LED down lights in this area*

*The lighting switches are situated outside the bathroom to the right of the door.*

### **Bedroom 2 (North Facing)**

**Size: 406cm wide x 402cm long**

**Floor: Level**

**Door Height: 197cm**

**Door Width: 66cm**

**Door Opening: Inwards**

**The Bed Heights are: 68cm**

**The narrowest space around the bed is: 52cm**

*The bedroom contains one super king size bed which can be made into two full size single beds. The headboards have been covered to match the décor of the room and other soft furnishings. There are two wood and cream bedside tables with three drawers in each.*

*Matching fitted dressing table with ornate mirror.*

*Matching wardrobe with short and long hanging, three large drawers and double mirrored doors.*

*Hair dryer*

*The bed is fitted with quality bed linen and anti allergen pillows. Linen is changed weekly throughout your stay. (Please notify us of any special requirements you may have)*

*Towels and bathrobes are supplied.*

*The bedroom is fitted with beautiful hand blown crystal glass, electric adjustable light fittings which are controlled from the bedside as well as the entrance to the bedroom.*

*There are two traditional sliding sash windows allowing natural light into the room.*

*There is an oak door leading to from the bedroom to the en-suite bathroom.*

### **Bathroom 2**

**Size: 181cm wide x 273cm long**

**Floor: Level**

**Door Height: 197cm**

**Door Width: 66cm**

**Door Opening: Inwards**

**The height of the bath panel from floor level is: 59cm**

*The bathroom suite is white fitted with washbasin (height: 89cm) Standard WC (height: 44cm) and power shower fitted over bath.*

*The taps are twist and turn.*

*There is a shaver point fitted (height: 132cm)*

*The bathroom is fitted with a centrally heated towel warmer.*

*There is an electric extractor fan in this area.*

*There are LED down lights in this area*

*The lighting switches are situated outside the bathroom to the right of the door.*

***Wastewater and sewerage feeds from your cottage into a septic tank on site were it naturally degrades, please use the disposal bags/facilities provided for personnel hygiene items and please do not dispose in the toilet.***

### **Laundry**

*The cottage is fitted with an automatic washing/drying machine in the entrance, washing instructions are clearly visible on the front of the machine.*

*Ample drying lines and pegs are available to the rear of the property.*

*Ironing Board and Iron are available in your cottage.*

### **Outdoor facilities**

*There is a seating and barbeque area on level flag patio area at the rear of the cottage leading to grass area.*

*Large elevated open plan shared garden with Stonehenge feature surrounded by farmland. The area has manually controllable outside lighting.*

### **Cottage Spa Treatment Rooms**

*The male and female spa features sauna, on-suite shower, and relaxation area and treatment room. The spa is situated next to your cottage with a large gravelled area in front.*

*One step and thresh wood at the entrance.*

*The flooring is level throughout with a tiled area in the entrance, sauna and relaxation area.*

*The treatment room is carpeted.*

*There is automatic and manually controllable internal and external lighting.*

*The facilities are also fitted with emergency lighting.*

### **Leisure Facilities**

*None available on site*

*The nearest swimming pool is in Barnard Castle 2 miles away and has disabled parking and access, wheelchairs for use in pool area, hoist and shower facilities.*

### **Yacht Charter**

*If you are interested in spending a half day or full day on Lake Windermere in the Lake district under the guidance and supervision of a fully qualified instructor. We can arrange this for you.*

*Please do not hesitate to ask for further details or prices.*

### **Shop**

*There is no shop available on site. The nearest shops, small and medium sized supermarkets, garages and post office are two miles away in Barnard Castle.*

*Larger supermarkets are available in Darlington and Bishop Auckland, which are approx 18 miles away.*

*Tesco provide an on-line shopping and delivery service to the cottage.*

*Address for deliveries:*

*Your Name, Kearton Cottage, East Roods, Boldron, Barnard Castle, County Durham DL12 9SW*

### **Additional Information**

*Unfortunately we are unable to accommodate pets in the cottage.*

*Service dogs are welcome by prior arrangement. We respectfully ask that you do not allow dogs onto the furniture or the beds.*

*Mobile phone reception is available but can be weak in some areas of the cottage.*

*The accommodation is strictly no smoking*

## **Contact Information**

**Hosts:** Stephen & Anne Kearton

**Address:** East Roods  
Boldron  
Barnard Castle  
County Durham  
DL12 9SW

**Tel:** 01833 631421

**Mob:** 07730 049860

**Email:** [info@keartoncottages.co.uk](mailto:info@keartoncottages.co.uk)

**Web:** [www.keartoncottages.co.uk](http://www.keartoncottages.co.uk)

**Open:** All Year

**Emergency No:** You will be issued with a mobile number upon arrival at the cottage for emergency use.

## **Feedback**

We welcome your feedback to help us continuously improve. If you have any comments please contact us at the above addresses.

Updated: 3<sup>rd</sup> June 2011