

Limhus Cottage - Keswick

Introduction

This self-catering bungalow was newly constructed in 2003, originally to accommodate elderly parents, and was completely refurbished in 2010. It is much more spacious than it appears from the street view, being wider at the back.

It is situated on the western outskirts of Keswick just inside the 30mph zone, with a petrol station and Spar convenience store nearby. Bus stops are within a minute's walk, and it is a half-mile flat walk into the town centre. (The address may be High Hill, but we are definitely NOT on a hill!)

The property is managed and maintained by us, the owners. We live in the adjoining house and are available to help you with any queries.

Pre-Arrival

- The nearest train station is at Penrith, about 18 miles away.
- There is a bus service between Penrith railway station and Keswick. The High Hill Garage stop is opposite the cottage.
- Keswick is part of Allerdale Borough Council who participate in the National Concession Travel Scheme (free travel for the over 60s).
- There are several taxi firms serving the town.
- We can provide information in large print on request.
- There are several RADAR toilets in town – the nearest to the cottage is about half a mile away in Bell Close Car Park. We keep spare keys.

Parking

There is private parking on the level paved driveway in front of the cottage. This area is covered by a security light.

Outer Door

An outer door gives access to a large covered area between the cottage and our house. This is open at the back and gives onto the garden. This covered area is well lit, with light switches near the outer door and cottage front door.

Front door / Hall

The cottage front door is within the covered area (handy for leaving muddy boots and wet gear outside). The hall provides access to the bedroom, bathroom, cloakroom, lounge/diner and kitchen.

Boiler Room / Cloakroom

The cloakroom has a coat hanging rail and generous shelving space. The gas central heating combi boiler and main electrical panel are situated here, and there is plenty of storage space for the vacuum cleaner, ironing board, etc as well as your suitcases and bags.

Lounge / Dining area

This can be accessed from both the hall and the kitchen. The lounge area contains a three seater settee (convertible into a bed for occasional extra guests) and two armchairs. There is a 32" colour TV with Freesat, DVD player and stereo CD player/radio with MP3 connection. There is a gas fire, for evenings when you do not want full central heating. External doors open from the lounge area onto the patio.

The dining area has a rectangular table with four chairs. There is a hatch into the kitchen.

Bedroom

The double bedroom is at the front of the property. The superking bed can be unzipped to form twin single beds. (Guests will be asked to specify in advance which layout they require.) Two cotton/polyester pillows, plus a spare, are provided for each guest. All duvets have cotton/polyester covers with hollowfibre fillings, with tog rating appropriate to the season (can be changed to cooler/warmer on request).

There is a built-in floor to ceiling wardrobe incorporating shelving. There are two bedside cabinets, each with a reading lamp, and a chest of drawers with a free-standing mirror. A bedroom chair is provided.

Bathroom

The bath has two integral handles, and a non-slip mat is provided. There is a separate walk-in shower, and a padded shower chair is available. Towels are provided (one bath sheet and one hand towel for each guest, plus one spare set).

Kitchen

The kitchen can be accessed from both the hall and the lounge/dining area. There is very good storage space in the various base and wall units. Crockery/cutlery for four people is provided, in case you wish to entertain.

There is a built-in double oven electric cooker and a gas four-burner hob integral to the worktop, as well as a countertop microwave oven and free-standing fridge/freezer.

Tea towels, hand towel and oven gloves are provided.

Laundry

There is a washing machine in the kitchen, and a clothes airer is provided. There are two outside rotary driers, one in the covered area (useful for hanging dripping waterproofs).

Leisure Facilities

The sideboard in the dining area holds a selection of games, playing cards and jigsaw puzzles. Current legislation does not allow us to leave any CDs or DVDs in the cottage. There is a bookcase with leisure reading, local interest books and magazines.

Outdoor Facilities

At the rear of the cottage there is a patio area with table and chairs. This can be accessed from the patio doors in the lounge or from the front door via the paved path. There are superb mountain views (Skiddaw, Little Man and Latrigg). Guests have use of the large lawns in our garden, and deckchairs are provided. We have a friendly Border collie (retired Mountain Rescue search dog) who you may meet in the garden.

The covered storage area is useful for bikes, outdoor gear, etc.

Additional Information

- Smoking is not allowed in the cottage or garden.
- There is good O2 mobile phone reception – others are variable.
- We offer a basic WiFi connection for picking up e-mails and browsing the internet. It is not intended for downloading films, music, etc.
- We regret that pets are not allowed.
- Bookings are normally Friday to Friday, although Saturday to Friday is possible as well as shorter lets - prices on request.

We make every effort to provide guests with a safe, clean, warm and comfortable home where they can relax and enjoy their holiday. We try to provide everything that we would like to have if we were away from home: hairdryer, emergency sewing kit, hot water bottles, picnic rug. We are happy to receive other suggestions.

We look forward to having you come to stay in our cottage.

Disability Access Statement

To supplement the above information, here are some further details to help those with specific needs decide if our cottage is suitable for them.

Outer Door

There is a small aluminium sill (5 cm) to cross into the covered area, the door being 77 cm wide and 202 cm high. The key hole is on the right at a height of 95 cm. The door can be hooked back when there is a wind blowing. A weatherproof light switch is on the left at a height of 137cm.

There is a distance of 5 metres, well lit on level paving, to the cottage front door.

Front door

The front door has a wooden full width step which is 17 cm high and 26 cm deep. There is a 5 cm uPVC sill at the rear edge of this. The door is 83 cm wide and 190 cm high which opens into the hall. The keyhole is 95 cm high.

All light switches within the cottage are uniformly situated at a height of 119 cm. All power points other than those in the kitchen are positioned at a height of 32 cm.

All internal doors are uniform width (81 cm) and height (199 cm).

Boiler Room / Cloakroom

The coat hanging rail is at a height of 160 cm. The gas central heating boiler is on the back wall, with the controls at a height of 130 cm.

Lounge / Dining Area

Flooring is short pile carpet throughout. Lighting is by two overhead lights and two free standing lamps.

External doors opening onto the patio: the right hand door is 89 cm wide, the left hand door 95 cm wide. Both doors are 190 cm high, and have a 5 cm uPVC sill. There is a 20 cm step down on to the patio over the whole width of the opening.

The dining table is rectangular with corner legs. Dimensions are length 137 cm, width 76 cm, overall height 76 cm, floor to lowest point of table top 64 cm. There are four pine dining chairs with no arms.

The hatch into the kitchen is 69 cm x 60 cm, with the knobs 141 cm from the floor.

Bedroom

Flooring is short pile carpet.

Bed height from top of mattress 50 cm; width of each bed 92 cm. Whether the beds are joined or separate, with the two bedside tables in place the largest transfer space available to left or right is 42 cm.

The built-in floor to ceiling wardrobe is 220 cm deep, with the hanging rail at a height of 173 cm.

The largest free space clear of doors and furniture is 107 cm x 293 cm.

Bathroom

Flooring is Altro non-slip thermoplastic. There is adequate colour contrast between floor, walls and furniture. There is a release mechanism on the outside of the locked door.

The bath dimensions are height 56 cm, width 57cm, length 146 cm. The walk-in shower has a 5cm sill, with a door width of 70 cm. The shower space is 76 cm deep and 100 cm wide. A low profile drain is fitted.

The sink height is 86 cm, and the toilet seat height 39 cm. Space to the left of the toilet is 93 cm. Space in the bathroom free from doors and furniture is 120 cm x 60 cm.

Kitchen

The flooring is vinyl non-slip, and there is reasonable contrast between floor, cupboards and other surfaces. Lighting is by a main ceiling light, and striplights under the wall cupboards.

The worktop height is 92 cm, and a 72 cm high stool can be provided on request. The sink is 92 cm high with cupboard underneath.

The electric oven has a drop down grill (or small oven) door at 54 cm, and a drop down main oven door at 18 cm from the floor. The gas four-burner integral hob set into the worktop is 93 cm high. The microwave oven is on the worktop.

The fridge/freezer is floor-standing. The freezer section is at floor level, the fridge at 87cm. Free space between base units and doors is 180 cm x 250 cm.

Outdoor Facilities

Going around the cottage from the front door to the patio is a paved path 103 cm wide (with a drop of 20 cm to lawn on one side).