

ACCESS STATEMENT FOR PENDLE VIEW HOLIDAY APARTMENT

Introduction

Pendle View Holiday Apartment is a spacious, self-contained, garden flat with a kitchen, living room, bedroom and en suite bathroom. It is located on the lower ground floor of a Grade II listed early Victorian semi-detached house. The property is stone-built in the local style.

Pendle View is looked after by Chris and Les Chandler. In this Statement we have tried to provide as much information as possible about the apartment, but if you have any questions please call us on 01729 822147, 07802 543676 (Les) or 07879 643878 (Chris).

All of the information in the Statement is available in large print if required.

We look forward to welcoming you to this wonderful part of the country.

Pre-Arrival

Our website [www.settleholiday.co.uk] provides: a description of the accommodation in the apartment; photographs of the rooms, the patio garden, and the view from the property; price information; directions and maps; and details of the local area. You can also read comments we have received from previous guests.

Enquiries and bookings can be made directly from the website by e-mail, telephone or by letter. Once your booking is confirmed we will send you everything you need to help you find us, either by email or post.

The nearest bus stop is in the centre of Giggleswick village, 150 metres from the front door of the apartment.

The nearest railway stations are at Settle (one kilometre by road and 700 metres on foot) and Giggleswick (1.5 kilometres). Taxis can be arranged with 'Settle Taxis' on 01729 822219.

The nearest RADAR toilet is at Whitefriars Car Park in Settle (750 metres).

Arrival and Car Parking

On arrival you will need to call at No. 2 Pendle View to pick up the keys to the apartment. Street parking is available at the front of the building.

From the road there is a wooden gate 125 cm wide and a 4.5 metre long paved path up to the front door. The path is level and even and 60 cm wide. The entrance is lit at night.

If you have been informed that we will not be here the key will be in a key safe in the apartment porch.

Once you have the keys to the apartment dedicated car parking is available behind No. 2 Pendle View. You can park immediately adjacent to the apartment, or up to 10 metres away as required. The car park is levelled tarmac with a slight gradient up to the apartment.

It is only 25 metres from the road to the apartment but if you have difficulty walking you may find the tarmac drive quite steep but there is a sturdy metal hand rail.

If you arrive after dark security lighting will come on automatically as you drive or walk down to the apartment from the road, and as you access the front of the apartment. The floodlighting will remain on for some time, giving you plenty of opportunity to unload your vehicle. The floodlighting is movement activated so it will stay on as long as you need it.

Main Entrance & Reception

The entrance to the apartment is through a white-painted, semi-glazed wooden porch. The door to the porch is semi-glazed and is 90 cm wide and 201 cm high. The door is hinged on the left. There is a low (1 cm) threshold. The keyhole is 98 cm from the ground.

The floor of the porch is finished in dark slate tiles. There is a distance of 135 cm from the porch door to the main door of the apartment.

From the porch the apartment is accessed through a semi-glazed wooden door, which is 90 cm wide and 198 cm high. The door is hinged on the left. The keyholes are 100 cm (mortise) and 120 cm (Yale) from the ground. There is level access into the apartment.

There is a light switch on the right hand side 50 cm in from the door.

The door opens into the Living Room of the apartment, which has a light-brown, loop pile polypropylene fitted carpet. The walls are painted a stone colour. The woodwork is white satin finish.

Smoke/heat alarms

There is a smoke/heat alarm located in the ceiling in each of the four rooms. The alarms are wired to the mains electrical supply and are permanently operational. They are connected to the main house smoke alarm system. If an alarm starts to beep intermittently it means that the back-up battery requires replacing. Please contact the owners as the ceilings are too high to reach without proper equipment.

Living Room (dimensions 440 X 390 cms)

As you enter the Living Room from the outside there is a wall-mounted central heating radiator on the right (70 cm high, 120 cm wide and 10 cm deep) and two large red sofas on the left with a small rectangular table between them. The radiator has a thermostatic valve with five temperature settings, located at the bottom left hand corner, 20 cm from the floor.

There is 140 cm of free space between the radiator and the sofas allowing access to the bedroom, to the right past the radiator, and the kitchen straight ahead.

There is free space of 25 cm between the left-hand sofa and the large sash window. The window has a window-seat and solid wooden shutters. These are easy to open and shut. There are also full length curtains to the window and door which can be drawn.

The sofas are 100 cm high, 200 cm wide and 100 cm deep. Each sofa has four 16 cm thick cushions, all of which are removable. The seating area on each sofa is 145 cm by 65 cm.

The coffee table is rectangular. It is made of oak but is relatively light and easy to move. There is free space of at least 40 cm all around the coffee table and between the coffee table and the sofas.

Adjacent to, and at the far end of the left-hand sofa, against the wall, is a small cupboard with a 26 inch colour TV and DVD player, both operated by remote control. The main power switch for the TV is located in the centre of the unit, on the bottom panel. There radio channels are available through the digital TV.

Between the two sofas is a tiled fireplace with wooden mantel and surround housing an electric fire. The controls for the fire are located under the right hand end of the "canopy", 42 cm from the floor.

Behind the right-hand sofa there is a dark, heavy oak sideboard, with two doors and three drawers. The sideboard is 70 cm high, 154 cm wide, and 48 cm deep. On top of the sideboard is a table lamp and a "Visitors' Book", in which guests can record their comments about the accommodation provided in the apartment, a selection of tourist information in box files and a couple of large books offering aerial views of Yorkshire.

To the right of the sideboard is the entrance to a short passageway which leads to the kitchen. There are three steps up to the passageway. The steps are 22 cm high, 80 cm wide, and 25 cm deep. The steps are carpeted in the same material as the Living Room. There is a wooden handrail.

About 110 cm from the top of the steps is a solid wooden door, painted in white satin finish, opening towards the stairs which leads to the kitchen. The door is 195 cm high and 76 cm wide. The door is hinged on the left.

To the right of the stairs to the kitchen is a wooden dining table (with glass protector) and two upright, wooden chairs, There is also a stool stored under the table if three persons are booked in. The dining table is 77 cm high and 74 cm square. The distance from the floor to the underside of the table is 67 cm. The table has four legs, one on each corner. The space between the legs is 56 cm.

The chairs are identical, 91 cm high, 50 cm wide and 44 cm deep. The distance from the floor to the top of the chair seat is 46 cm. The seat backs are 48 cm high, measured from the seat of the chair, but the chairs have no arm rests.

The table and two chairs are located against the wall but they are relatively lightweight and can be pulled out easily if required. When the table and chairs are set back against the wall there is free space of 80 cm between the table and chairs and the right-hand sofa.

Set into the wall above the table and chairs is a cupboard with two wooden-framed glass doors. The cupboard door handle is 160 cm high. The distance from the floor to the bottom of the cupboard is 128 cm. The cupboard houses ornaments, and books and games for the use of visitors during their stay.

All furnishings in the Living Room are non-feather.

Self-Catering Kitchen

Up the steps and through the door from the living room there is a hall area with two solid wooden doors ahead of you. To the right is a locked store cupboard and to the left is the kitchen door. Round to your right here is also a short flight of steps to a locked 30 minute fire door which separates the apartment from the rest of the house. There is also a small radiator, operated by a thermostatically controlled valve at the bottom right.

The door to the kitchen is hinged on the right, opens into the kitchen and measures 73 cm wide and 192 cm high. There is a thermostatically controlled radiator 80 cm wide x 60 cm high x 8 cm deep behind the kitchen door. The valve is at the bottom right. There is a wire drying rack on the radiator. Just to your left on the wall next to the door about 140 cm above floor level are both a fire extinguisher and fire blanket.

The kitchen has a beige ceramic tiled floor and white painted and tiled walls. The work surfaces are grey. In plan the kitchen is L-shaped. The entrance area measures 125 cms by 140 cms. The main part of the kitchen measures 420 cms by 150 cms, with 90 cms free space between the wall and the kitchen units. There is a small noticeboard on the wall giving details of the local medical and dental facilities. The white units are 60 cms deep and extend down the entire right hand wall.

Working from the near end there is:

- a full double height store cupboard with the doors hinged on the right. The electricity consumer unit for the apartment is in the top cupboard. It also holds a file providing useful information about the apartment and equipment.
- a set of three drawers with work surface above, electrical sockets and a microwave oven.
- an electric cooker hob and below that an electric fan oven with grill.
- a washer/drier with work surface and electrical sockets over. The outer door to the washer and the door of the unit are both hinged on the left.
- stainless steel sink drainer over a dishwasher, door opens downwards.
- stainless steel sink with two pillar taps over a cupboard, door hinged on left. Sockets for appliances are in this cupboard.

- work surface over fridge with freezer box, door hinged on left

Above the cooker is an electric extractor fan and light and to either side of this is a wall cupboard, the bottoms of which are 47 cm above the work surface which itself is 93 cm above floor level. Above the sink is a metal storage rack for pans and utensils.

On the wall opposite the sink is a towel rail 114 cm above floor level, 80 cm long. Next to this in the corner opposite the fridge is the waste bin with a flip top.

The far wall of the kitchen has a full width opaque glass sliding hatch to provide light to the room and communication with the living room below. It is not for passing food and drinks through due to the difference in height. Above this area the ceiling is very low and you should be careful not to bang your head.

In the wall opposite this is a small double glazed window 2 metres above floor level which can be opened with the pole provided to give extra ventilation. This window is below ground level on the road-facing side of the main house.

Bedroom

The entrance to the bedroom is through the right hand wall of the living room, to the left of the radiator. The solid wood door is 73 cm wide and 195 cm high. It is hinged on the left and opens into the bedroom. The bedroom measures 440 cms by 400 cms and is carpeted and decorated in the same materials as the living room.

The large sash window on the right hand wall has its original wooden shutters which are easy to open and shut and if required can be held closed with a metal rod. There are also full length curtains which can be drawn. There is a full length mirror to the right of the window and a wooden bench seat in the corner.

On the wall opposite the window there are either two standard sized single beds (90 cm x 190 cm) or a superking sized bed (90 cm x 180 cm) depending on which you have ordered. The bed/s have a wooden headboard fixed to the wall. There is a single bedside table between the two singles or two bedside tables either side of the superking. The bedside tables are 50 cms wide and 70 cms high.

On the door wall next to the beds is a thermostatically controlled radiator 120 cm wide x 60 cm high x 10 cm deep. The valve is at the bottom right hand end. There is either 45 cm between the superking sized bed and the radiator or 30 cm with the single bed and 60 cm between the single beds. There is a pull switch for the bedroom light above the bed head and a table lamp on each bedside table with switch on the uprights.

Opposite the door is a non-operational open fireplace with slate hearth and the original cast iron arched surround. To the right of the fire is a dark wood wardrobe 82 cm wide x 172 cm high x 50 cm deep with three low level drawers and two doors to hanging space above. To the left of the fire is a dark wood dressing table, 135 cm wide x 75 cm high x 35 cm deep, with mirror fixed to the wall behind. There are legs

on all four corners of the table. There is a small round stool under the dressing table and table lamp and radio on it.

All furnishings in the Bedroom are non-feather.

Bathroom & WC [En Suite]

To the right of the beds is the door to the bathroom. It is solid wood with opaque glass fanlight above. It is hinged on the right and opens into the bedroom, clear of the dressing table. The door is 77 cm wide and 208 cm high. It has a thumb turn privacy lock on the inside 80 cms from the floor.

The light switch for the bathroom is on the left of the door, 135 cms from the floor. The isolator switch for the extractor fan is at a high level above this. Through the door there are 5 steps up into the bathroom which are 72 cm wide x 17 cm high x 24 cm tread. There is a wooden handrail on the right.

The stairs and bathroom floor and walls are beige ceramic tiles. The fittings are white ceramic with a glass shower door.

The toilet is 60 cm on the left at the top of the stairs, seat height 42 cm. The sink is also on the left past the toilet. It is 54 cm wide x 80 cm high x 44 cm deep with a single, central mixer tap. Above the sink is a mirror and above that a shaver light and socket.

The full length of the room from stairs to shower door is 220 cm. The shower is 120 cm wide and 70 cm deep. There is a small threshold 10 cms high. The glass door slides right to left creating an opening 46 cms wide. The shower head is 120 cms above floor level on the left wall. It is a Mira thermostatically controlled unit. There is a small glass shelf for soaps and shampoos on the right hand wall, 120 cms from the floor. The light/extractor fan above the shower is operated by the light switch for the room.

Outdoor Facilities

See 'Grounds & Gardens' below.

Grounds & Gardens

To the right of the porch is a level-paved patio and garden area, with four metal upright chairs and a circular metal patio table.

Overall the patio area is 320 cms by 500 cms. There is free space of at least 40 cms all around the patio table and chairs. The patio has flower beds on 3 sides, with a gate in one corner with access to the neighbouring property for use in emergency. There is a water tap between the porch and the large white adjoining doors. This can be used for boot cleaning etc.

Public Areas - General (Internal)

The apartment is completely self-contained. There no areas open to the public.

Public Areas - WC

Not available.

Shop

Not applicable on site.

There is a teashop and general store in Giggleswick village, approximately 150 metres from the front door of the apartment.

A wide range of shops, including Booths and Co-op supermarkets, banks and a Post Office can be found in Settle (750 metres).

Leisure Facilities

Not applicable on site.

There are leisure facilities in Settle and the surrounding areas including a public swimming pool on the road into Settle, approximately 300 metres from the front door. There is also Settle Golf Course on the road to Kendal (one kilometre from the front door).

There are two pubs in the village and a range of pubs, restaurants and takeaways in Settle. Many other leisure activities can be found in the wider area.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

Not applicable.

Additional Information

Contact Information

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