

## LAKELOVERS ACCESS STATEMENT

**Property Name: PUDDING COTTAGE**

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**Ref: 1280**

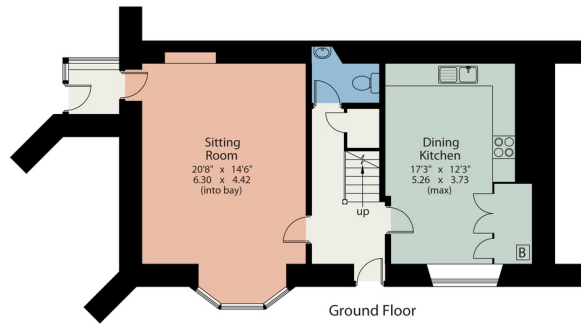
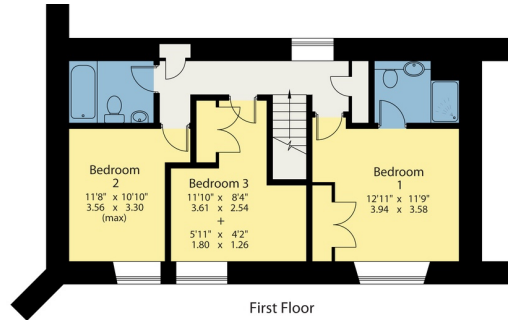
<b>Introduction</b> <hr/>	<p>The cottage is a two storey attached cottage with three bedrooms, one being an en-suite shower room.</p> <p>There is one family Bathroom with shower above bath and a downstairs W. C. On the ground floor there is also an entrance porch , large dining kitchen , hallway plus comfortable sitting room.</p>
<b>Pre-Arrival</b>	<p>Our property is featured on the Lakelovers Self Catering Agency website <a href="http://www.lakelovers.co.uk">www.lakelovers.co.uk</a></p> <p>Bookings/enquiries can be made online or by phone.</p> <p>The nearest bus stop is Brockhole bus stop at the top of the entrance lane to the cottage on the main road A591.</p> <p>The nearest train station is 2 miles away at Windermere.</p>
<b>Entrance Porch</b>	<p>The entrance porch has a 6 inch step up into it with a 30 inch wide door.</p>
<b>Dining Kitchen</b>	<p><b>Dining Kitchen</b></p> <p>Table to seat 6 people</p> <p>The table can be moved to allow more space next to the wall. The room is well lit by spot lights</p> <p>The flooring is ceramic tiles</p>

<b>Rear Hallway</b>	Rear hallway has access to garden down a 5 inch step through a 39 inch wide door. The floor is tiled There is a downstairs WC
<b>Lounge</b>	Wooden flooring with large rug Seating is 2 x 3 seater sofa, one rocking chair, one wooden armchair. Furniture is movable, cushions are provided Freeview TV is provided with remote control DVD player. Bluetooth speaker.
<b>Laundry</b>	There is a washer dryer in the kitchen
<b>Bedrooms</b>	There are 3 bedrooms on the first floor with 2 king sized bedrooms and one twin room.
<b>General</b>	The bedrooms have man- made pillows and duvets
<b>First Floor:</b>	There are 15 steps to the first floor. Stairway has a handrail The master king -sized bedroom is an en-suite shower room. Two travel cots are provided and can be placed in any of the bedrooms.
<b>Bathroom &amp; WC</b>	The family bathroom has a shower over the bath the bath. In addition there is a en-suite shower room off the master bedroom and a separate downstairs W. C. All floors are tiled and none slip mats are provided

<b>Grounds and Gardens</b>	<p>There is an enclosed small patio at the rear of the property together with lawned communal gardens and flower beds. There are some steps and uneven surfaces in the communal areas.</p> <p>The area is reasonably well lit.</p>
<b>Additional Information</b>	<p>An information folder is provided with information on the local area.</p> <p>There is adequate mobile phone reception.</p> <p>Wi Fi provided</p> <p>There is no payphone provided, nearest public phone box is 1 mile away in Troutbeck Bridge</p>
<b>Leisure Facilities</b>	<p>The property has membership to Choices Leisure Club 1 mile away at Troutbeck Bridge. Windermere LA23 1HP with passes for 5 Adults plus under 5's are free.</p>

<b>Lakelovers Contact Information</b>	<p>Address: Lakelovers, Belmont House, Lake Road, Bowness-on- Windermere, Cumbria, LA23 3BJ</p> <p>Telephone: 015394 88855</p> <p>Fax: 015394 88857</p> <p>Email: <a href="mailto:bookings@lakelovers.co.uk">bookings@lakelovers.co.uk</a></p> <p>Website: <a href="http://www.lakelovers.co.uk">www.lakelovers.co.uk</a></p> <p>Opening hours: Daily from 9.15am – 5.15pm with emergency contact numbers given 24 hours a day.</p> <p>Local Tourist Information Centre: Windermere – 015394 46499</p>
<b>Owners Contact Information</b>	<p>Mrs Susan Mellor Tel: 07738 565561</p> <p>Email <a href="mailto:info@pudding-cottage.com">info@pudding-cottage.com</a></p>

## FloorPlans



Approx Gross Floor Area = 1295 Sq. Feet  
= 120.05 Sq. Metres

For illustrative purposes only. Not to scale.

Signed: *A R Mellor*

Date: 25/01/2017