

Allan Bank Access Statement

Allan Bank, Grasmere, Ambleside LA22 9QB

T: 015394 35143

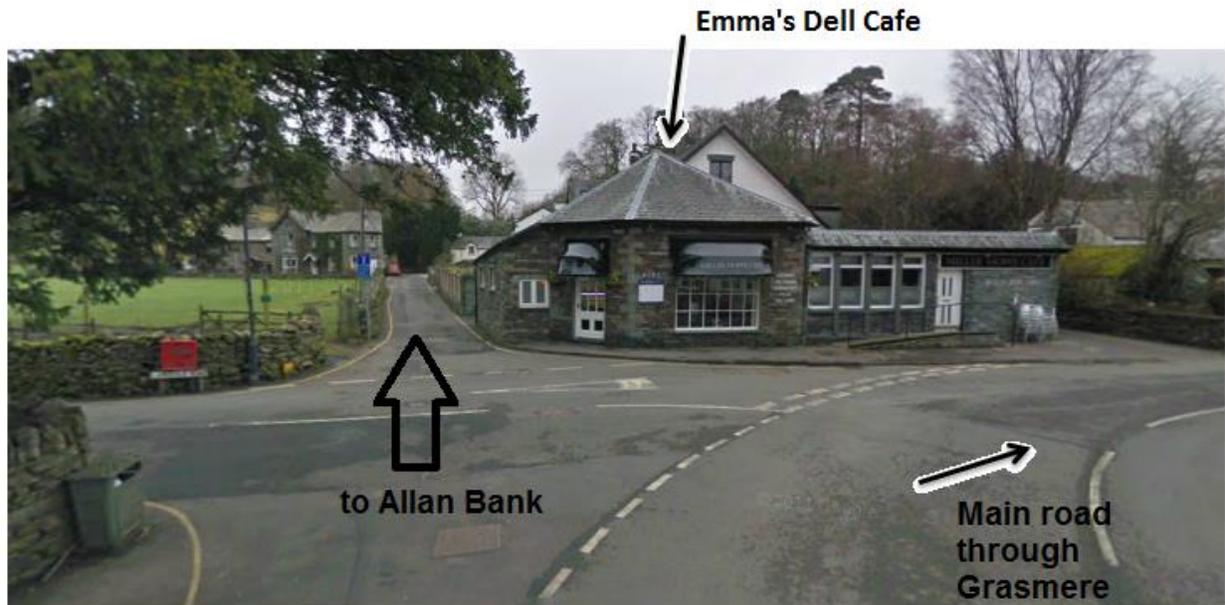
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Introduction

- Allan Bank is situated above the village of Grasmere, at the top of a private road on the Allan Bank estate. The house is partially restored after a fire in 2011. The house is currently closed.
- There is a garden overlooking Grasmere lake, and woodland paths leading up the hillside.
- There is disabled parking only at the property, and this is very limited. Please see below for parking arrangements.
- There is a cattle grid at the bottom of the access road, and a gate at the top of the access road. The gate is kept shut due to livestock on the surrounding farmland. Staff can assist by opening the gate. If there are no staff at the gate, please call the property on 015394 35143
- Assistance dogs are welcome in all parts of the property. Other dogs on leads are also welcome throughout the property. Dog water is available by the front door.
- Mobile phone reception is generally good across all networks.

Arrival & Parking Facilities

- If you have not been to Allan Bank before, it can be a little tricky to find, as at present there are no brown tourist signs. A map is attached to the end of this document.
- Approaching from Grasmere village centre, take the small road ahead, to the left of the Emma's Dell café (as the main road bends right).



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- There is a cattle grid at the bottom of the access road. If you are arriving on foot, there is a pedestrian gate on your left at this point. The gate is not suitable for mobility scooters.
- The access road leading up to the property is relatively steep. The road surface is uneven in parts.
- There is a gate at the top of the access road. This is kept closed due to livestock in the field. If you need assistance opening the gate, but no staff are present, please either ring the property from your vehicle.
- Blue badge parking is situated to the rear of the property (signposted as you arrive). This is limited to one parking space.
- Alternatively, we are happy for visitors to be dropped off at either entrance to the house. Public parking (non-NT) is available in Grasmere village.
- The parking area and the paths around the house are of slate chippings.



On arrival, front door is to the left. Blue badge parking and accessible entrance are to the right.

House

- From the accessible parking space, entry to the toilet is through the rear door. This is a level entrance, through a manual inwards opening door, fitted with a doorbell. The doorway is 102cm wide. Staff can assist with opening the door if required.
- At present this is the only entrance to the property.
- The house is closed, except for the accessible toilet which will provide facilities for all visitors

WCs

- The accessible toilet is on the ground floor, next to the accessible entrance. This is the only toilet that is currently open.
- The accessible WC is 1.7m x 3.4m. The doorway is 98cm wide.
- The toilet is left hand transfer, with a fold down rail to the right.
- The WC is lit with a combination of natural light and artificial lights.
- There are no hand driers; all toilets are supplied with paper towels.
- A chair is available in the WC.
- There is a baby changing facility in the accessible WC.



Refreshments

- There are currently no refreshments onsite and visitors are advised to bring their own food and drink and dispose of litter in the bins.
- Picnics can be taken anywhere in the grounds.



Garden area to the rear of the house

Retail

- There is no retail offer in the property at present.

Garden

- There is a one way-system around the garden and wider woodland area. The route is defined by slate chippings with logs around the edge of some paths. There is a large version of the map at the start of the route.
- Within the immediate vicinity of the house, paths are flat. There is a steep incline with a handrail leading to the tunnel. There is a moderate incline leading to the kitchen garden.
- The kitchen garden also has a marked one-way system. At the top of the kitchen garden there is large Garden Bothy for the use of garden volunteers. A concrete ramp leads to the Garden Bothy door. This does not have a handrail.



The garden paths around the outside of the house.



Seating at the front of the Garden Bothy.

- In the wider woodland there are steps, natural rock features, and water. The woodland area is on a steep slope leading up the hillside. Steps in the woodland do not have handrails. The path surfaces through the woods are rough and unsurfaced and can have protruding tree roots and muddy or slippery sections.

There are several benches in the garden and woodland, particularly on the lawned area to the side of the house, overlooking the lake.