

## National Trust Cottages Accessibility Guide - Trees

Cottage Ref: 009026 Trees

### Introduction

A secluded timber and stone cottage on two levels nestled in woodland in a remote location set high near the western shore of Lake Windermere.

The Cottage is arranged as follows:

#### Ground Floor:

- 4 Steps up to a terrace leading to main entrance which opens to the sitting room
- The double and twin bedrooms are accessed from the sitting room as is the kitchen and bathroom via a small inner lobby
- Two steps down to a vestibule with access to a utility room, side property entrance and dining room
- Bi-fold windows and doors lead to spacious deck area with outdoor table and chairs

#### Other Facilities:

- Garage housing tumble dryer, freezer, log store and guest storage
- Laundry room with washing machine, w/c and wash hand basin

### Pre-Arrival

- See the main webpage for booking and location details.
- Please contact us prior to booking if you have any specific access requirements.
- Directions provided with booking

### Arrival & Parking Facilities

- The cottage is accessed via a long woodland track, which is very uneven in places and can be liable to potholes. Heavy rainfall will make driving conditions difficult for small vehicles.
- There are two unmarked parking areas. One is by the garage and can accommodate 2-3 vehicles. Further parking is available approx., 20 metres from the cottage for a further two vehicles. The cottage is accessed down a gravel path on a gentle slope.



## Getting in (and out) of the cottage

- From the path, there are 4 steps ranging from 160-180mm in height, 2 x 300mm depth and 1 x 400mm depth, 1800mm in width, to the large undercover stone flagged terrace. From here there are two further steps, 120mm and 220mm, 660mm depth, to the main entrance which is 720mm wide and 1960mm high and leads directly into the main living room.
- The key is located in a key safe at the side of the doorway approx. 1470mm from ground level.

## Getting around the cottage

### Ground floor:

The ground floor is on two levels with two steps of 210mm each separating the dining area from the rest of the house.

Door widths inside the house range widely from 620-800mm (individual widths given below)

### Main Living Room

- 2 x two-seater settees with seat height of 490mm and arm height of 600mm and 660mm
- Armchair with seat height 420mm and arm height of 630mm
- Wood burner
- TV with DVD player and FreeSat box

### Double Bedroom

- Door width 620mm, height 1970mm
- Double bed 1350mm wide x 2100mm length x 500mm high
- Bedside cabinet, 660mm height, with bedside light
- Room narrowest at the foot of the bed with 580mm width to the wall

### Twin Bedroom

- Door width 630mm, height 1940mm
- 2 x Single beds 900mm wide x 1900mm length x 510mm high
- 2 x Bedside cabinets, height 660mm, with bedside lights

### Inner Lobby

- Hub between kitchen, living room and bathroom accessed via door 700mm wide, 1940mm high from living room.  
In-built storage unit

### Main Bathroom

- Door width 700mm, height 1950mm
- WC, basin and bath with shower over bath
- WC height 420mm; Sink height 780mm
- The bath is 570mm high with internal measurements of 1300mm length and 500mm width. There are 2 handles to ease entry and exit
- Shower above bath with shower curtain and wall-mounted control panel approx. 1000mm from bath floor.

## **Kitchen**

- Height of worktop is 900mm.
- There are a range of appliances including electric cooker (main oven, oven/grill, hob), dishwasher, fridge and microwave. The microwave is situated on the worktop.
- An extractor fan with controls 1600mm from floor level.
- There is a separate extractor ceiling fan with ceiling mounted switch 2330mm from floor level.
- There are a range of built-in units with sliding doors on one side and modern kitchen units under the worktop.

## **Vestibule**

- Accessed via kitchen door 700mm wide, 1860mm high and down two steps 210mm height, 290mm depth and 980mm wide

From here, there is access to:

- Store room, door 650mm wide, 1950 high
- Outside access to the path running along the north side of the house, access door 690mm wide, 1980mm high with 3 steps down ranging from 80-160mm in height, 300mm and 450mm in depth, 1000mm width
- Entrance to the dining room, 730mm wide, 1980mm high

## **Dining Room**

- Dining table 1520mm length x 900mm width with 4 dining chairs. Table leg clearance is 660mm with chairs at a seating height of 460mm.
- Bench seat with a seat height of 480mm.

Access to the deck area via bi-fold doors with single door access of 700mm width, 1960mm high or doors can be folded back to provide full width opening.

## Outside

The property benefits from access around the property via a combination of paving, shale path and wooden decking



- The L-shaped deck area is on a raised level to the outside paths but there is level access direct from the dining room. It is enclosed with fencing (110mm high) and has anti-slip strips (500mm wide) along all walkways. Outdoor table with leg height of 690mm and chairs with a seat height of 420mm.
- Two gates at either end of the decking, 900mm wide.
- The north gate leads to a flagged pathway running the length of the property from which can be accessed the vestibule (see above) and laundry room (see below). Two steps, 190mm in height, 330mm depth and 860mm width, from the gate to the path. A safety rail runs for 2 metres from the gate at a height of 1120mm.
- On the south side, there are 4 steps leading from the gate to the pathway. Each are 220mm in height, 280mm depth and 880mm in width. The pathway turns a corner with a 400mm drop to ground level to the left with no safety rail. There are 5 steps ranging between 130-240mm in height and 400mm depth and 840 width at its narrowest from the pathway to the flagged terrace with wooden handrail 1080mm from ground level
- The stone flagged terrace is surrounded by a low wall with fence above (total height 1340mm)



### Laundry Room with w/c and wash hand basin

- Located on the left of the property as you look at it with Laundry sign on the door. C  
Comprises sink, toilet and washing machine. It also houses the hot water cylinder.
- Entrance door 600mm wide, 1940 high
- Sink height 870mm
- Toilet seat height 420mm

## Grounds

- There is no formal garden but is set in lots of woodland
- The property is on a sloping site with trip hazards off the paths
- All paths and decking is regularly jet washed and treated with anti-algae but care should be taken when wet
- Due to the nature of the grounds it is advised that children are supervised at all times.
- There is a garage approx. 50 metres from the property which houses the tumble dryer, freezer, wood storage for the wood burning stove with space for guest storage (e.g., boats) There are three small steps of 120mm height and 250mm depth leading to the entrance door, 730 wide, 1960 high, of the garage

## Additional Information

- Assistance dogs are welcome at all our cottages
- In the event of a fire, it is the responsibility of the guests to evacuate themselves.
- Vibrating fire/smoke detectors are available if requested at time of booking. Please contact us if you have any other specific access requirements in this respect.

## Facilities at all cottages

In addition to the standard equipment and facilities, each cottage is equipped with the following:

- Cordless kettle
- Chair with armrests in dining room and living room.
- Good reading light
- Large handle vegetable peeler
- Easy tin opener
- Non-slip mat for bath/shower
- Non-slip place mat
- Easy jar opener
- Information in alternative formats (on request)

We aim to provide these items in all cottages but please check when booking as to their availability and to check if new items have been added to the list.

## Specialist equipment

Other specialist equipment such as wheelchairs, bath seats, toilet frames etc may be available for loan or purchase from the local Red Cross loan centre. Please check this out before booking the Cottage and contact us if you require further information.

<http://www.redcross.org.uk/standard.asp?id=89425>

## Future Plans to improve Access to NT Holiday Cottages

- We are currently in the process of writing access statements for all our holiday cottages and improving access over time for all our guests. All feedback is very helpful in informing us of



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ways in which we can improve access to all our cottages. We welcome any comments or ideas from you about access at this cottage and thank you for taking the time to do this. Please do this in the most convenient way for you. See contact details below or information on website.

## About the Accessibility Guide

- This Accessibility Guide is intended to provide key information about the cottage that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific and we will be happy to oblige.

Email: [cottages@nationaltrust.org.uk](mailto:cottages@nationaltrust.org.uk)

Phone: 0344 8002070

## Access for All at the National Trust

- The Access for All office works to improve access at all National Trust cottages and properties. The office welcomes comments and ideas on improving access.

Phone: 01793 818531

Email: [accessforall@nationaltrust.org.uk](mailto:accessforall@nationaltrust.org.uk)

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