



The Estate Office, The Hyning Estate, Grayrigg, Kendal, Cumbria. UK. LA8 9BX
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ACCESS STATEMENT

Introduction:

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

The Hyning Estate provides seven luxury Holiday Dwellings on the edge of The Lake District and Yorkshire Dales National Parks. The Estate is just to the north of the Village of Grayrigg just off the A685 and accessed via its own private driveway.

If you require this information in a different format, please contact us via email at office@TheHyningEstate.com

If you have any further queries or require any assistance please phone 01539 824900 or email us.

Pre-arrival:

- Directions are emailed to you following final payment and may be downloaded from our website.
- The nearest main line Railway Station is Oxenholme (8 miles).
- You can get a taxi from the station by calling Blue Star Taxis on 01539 723670
- You can hire a car from Enterprise Rent-a-Car which is at Kendal Station (1 stop from Oxenholme station and 6 miles from The Hyning Estate). Another great alternative is Co-Wheels Car Club which has cars available from Oxenholme Station.

- Bus Routes 106, 106A and 561 run down the A565 between Tebay & Kendal (6 miles away) & will stop on request in the layby on the main road by the end of the drive (500m from the Estate).
- Tesco, Asda and Sainsbury's all deliver.
- The nearest town is Kendal (5 miles away) which has shops, pubs, restaurants, a leisure centre, arts centre & cinema, medical centres, dentists, police etc (but the nearest A&E is Lancaster).
- You can phone (on 01539 824900) or email us at office@TheHynningEstate.com
- A comprehensive Welcome Guide is provided in each cottage and can be downloaded from our website.

Key Collection, Welcome and Car Parking:

- Please take care when using Sat-Nav's – refer to the warning in our Directions". Google maps does know where we are. [Longitude -2.63384, Latitude 54.36681].
- Please do not arrive early. The normal arrival time is 4pm for individual properties or 5pm for Group Bookings involving one or more, or linked properties.
- Keys will be available from Reception (the first building you get to when you arrive). Please let us know if you intend to arrive late. You can use the Intercom on Reception to alert us to your arrival at other times.
- We will personally welcome you and show you round the property and explain how everything works.
- Parking for at least one car is provided close to each cottage. There is Blue Badge Parking adjacent The Carriage House. There is an overflow / visitor's car park.
- The driveways are new and laid in Asphalt and are in good order. Car parking areas are gravelled but firm. There is a paved area (with a slight incline) between the Blue Badge parking and The Carriage House which is very close.
- The Tack Barn, The Bake House, The Old Forge and The Granary are part of a former "Bank Barn" and are accessed from a level area at the top of the bank whereas The Carriage House, and The Old Farmhouse / Hall Beck Cottage are accessed from a level area at the bottom of the bank and the driveway rises steeply between levels.
- The car parking areas and driveway are lit in the evenings and a motion detector will turn the lights back on after they've gone out at midnight.
- The driveway is kept gritted in icy conditions and we have a snow blower just in case we receive a major snow fall (which is very unlikely and we've yet to use it). In icy or snowy conditions the owners will be very much in evidence and guests are asked not to take risks by venturing out without taking the appropriate precautions. We will provide help & assistance but cannot take responsibility for any accidents.

Accessibility at a glance (Traffic light system).

Please use this table in conjunction with the room-by-room photographs on our website www.TheHyingEstate.com

We do not provide any Care Services or baby-sitting and cannot guarantee that there is always someone on site so **young children, the elderly and those requiring more specialist care should be accompanied at all times by someone able to care for them (or who can be their eyes or ears if required)**. The design of The Carriage House is more suitable for those with mobility issues and The Old Forge is also at ground level (but with no special features).

	HYNING HOUSE (linked)		The Carriage House	The Tack Barn	The Bake House	BECKSIDE BARNES (linked)	
	Hall Beck Cottage	The Old Farmhouse				The Old Forge	The Granary
Entrance	Level gravel path to front & Back doors each have a single step. Ramp available to patio with 123cm double doors but wheelchairs still need to bump over the 8cm high door frame (so assistance is required). Outdoor light. Ceiling pendant / spotlights. Limestone Flagged floor.	Level gravel path to Porch with single step. Ramp available. Width 97cm, no other obstructions. Lights in Porch. Ceiling Spotlights. Limestone Flagged floor.	Level paved access. Slight incline from Blue Badge Parking. Width 85cm. Door frame 3cm easy with wheelchair. Outdoor lights. Ceiling Spotlight. Polished Limestone Floor.	Level Paved Access with narrow 71cm front door. No steps. Outdoor lights. Ceiling Spotlight. Polished Limestone Floor.	Level Paved Access with 86cm front door. No steps. Outdoor lights. Ceiling Spotlight. Polished Limestone Floor.	Level Paved Access with narrow 74cm front door. No steps. Outdoor lights. Ceiling Spotlight. Polished Limestone Floor.	Level Paved Access with 83cm front door leading upstairs. No steps. Outdoor lights. Ceiling Spotlight. Polished Limestone Floor.
Access from a linked property	Access from The Old Farmhouse 76cm width	Access from Hall Beck Cottage 76cm width				Access from The Granary 74cm width	Access from The Old Forge 74cm width

Lounge	Open plan Lounge, Dining & Kitchen areas.	Open plan Lounge, Dining & Kitchen areas.	Open plan Lounge, Dining & Kitchen areas.	Open plan Lounge, Dining & Kitchen areas.	Open plan Lounge, Dining & Kitchen areas.	Open plan Lounge, Dining & Kitchen areas.	Access to all accommodation is via a staircase. Open plan Lounge, Dining & Kitchen areas. Level with leather sofas & arm chairs. Oak Dining Table & Leather chairs. Polished Limestone floor & Persian rug. Spotlights / Up & Down lighters.
Dining Room	Level with leather sofas & arm chairs. Oak Dining table & chairs. Limestone Flagged floors. Spotlights / Up & Down lighters.	Level with leather sofas & arm chairs. Oak Dining table & chairs. Limestone Flagged floors. Spotlights / Up & Down lighters.	Level with leather sofas & arm chairs. Oak Dining Table & Leather chairs. Polished Limestone floor & Persian rug. Spotlights / Up & Down lighters.	Level with leather sofas & arm chairs. Oak Dining Table & Leather chairs. Polished Limestone floor & Persian rug. Spotlights / Up & Down lighters.	Level with leather sofas & arm chairs. Oak Dining Table & Leather chairs. Polished Limestone floor & Persian rug. Spotlights / Up & Down lighters.	Level with leather sofas & arm chairs. Oak Dining Table & Leather chairs. Polished Limestone floor & Persian rug. Spotlights / Up & Down lighters.	
Kitchen							
Halls, Stairs, Passages & Landings	Wide oak staircase with carpet. Two intermediate landings.	Narrow oak twisting staircase with carpet.	Ground level access suitable for Wheelchairs & Frames	Wide oak staircase with carpet.	Wide oak staircase with carpet.	Wide oak staircase with carpet.	Wide oak staircase with carpet.
Bedroom 1	Upstairs. Carpeted with King Sized Bed and en-suite with Bath.	Upstairs. Carpeted with Double Bed and en-suite with Bath.	Downstairs. Polished Limestone with King Sized Bed and a Single Bed for a Carer. Good Access.	Upstairs. Carpeted with King Sized Bed.	Upstairs. Carpeted with King Sized Bed.	Downstairs. Carpeted with King Sized bed. Good Access from one side of the bed.	Upstairs. Carpeted with Double Bed.
Bedroom 2	Upstairs. Carpeted with Double Bed and	Upstairs. Carpeted with Twin beds. The bed frames mean				Downstairs. Carpeted with Twin beds. The bed frames mean	Upstairs. Carpeted with Twin beds. The room shape

	Access to Roof-top Patio	there is a gap if these beds are moved together				there is a gap if these beds are moved together. Narrow access to the far bed.	doesn't allow these beds to be moved together.
Bedroom 3	Upstairs. Staggered Oak Bunks with Single Mattresses	Upstairs. Staggered Oak Bunks with Single Mattresses					
Toilets & Bathrooms	All upstairs. Main Bathroom has a Walk-in Shower (with a step). Ensuite has a Bath. No Grabs.	All upstairs. Main Bathroom has a Walk-in Shower (with a step). Ensuite has a Bath. No Grabs.	Downstairs. Fully equipped disabled high-level toilet with bars / grabs. Wheelchair access into shower with grabs (no step) and shower stool provided to transfer onto. Bath with hand shower but no grabs. Sink has plinth beneath it. The wide 1m door can be a bit clumsy when entering from the bedroom (we are looking to make it open both ways).	Upstairs. Main Bathroom has a Bath with a hand Shower but no grabs.	Upstairs. Main Bathroom has a Walk-in Shower (no step).	Downstairs. Walk-in shower (no step) with grabs and Bath with hand shower but no grabs. Please specify when booking if you need a shower stool (happy to purchase in advance of your visit).	Upstairs. Corner shower (with step) with grabs and Bath with hand shower but no grabs.

Patios	Paved area outside with table & 4 chairs. Roof-top patio with table & chairs for 2. Other movable garden seating available.	Gravelled, walled area outside with metal table & 4 chairs. Other movable garden seating available.	Paved area outside with metal table & chairs. Other movable garden seating available.	Paved area outside with metal table & chairs. Other movable garden seating available.	Paved area outside with metal table & chairs. Other movable garden seating available.	Roof-top patio with table & chairs for 2. Shared paved area outside with metal table & chairs. Other movable garden seating available.	Shared paved area outside with metal table & chairs. Other movable garden seating available.
Guide Dogs	No	No	By Arrangement	No	No	By Arrangement	No
Pets	No	No	No	No	No	No	No

Common to all:

- Please use this table in conjunction with the room-by-room photographs on our website www.TheHynningEstate.com
- With the exception of Hall Beck Cottage all external doorways are under-cover.
- All properties have outside lighting (some of which is controlled from inside the property).
- Staircases have a hand rail on one side only.
- Furniture can usually be reconfigured (by us on request)
- Most rugs are of a thin Persian type and can be (re)moved as can door mats
- Dining Tables extend or have leafs so can accommodate a wheelchair at the end. Dining Chairs don't have arms (but we can provide some that do)
- Kitchen work areas are at 89cm. Microwaves are on-counter, Cupboards & Ovens are below-counter
- With the exception of The Old Farmhouse (where fridges & freezers are below-counter) the other properties feature fridge / freezers (with the fridge on top). We can provide a freestanding fridge by prior arrangement.
- Hobs all use induction (pans are provided). Guests with pacemakers should keep at a safe distance.
- Sink & bath taps are all "cross-head" but only require a quarter of a turn.
- With the exception of the bunks, bed heights are 55-57cm.
- With the exception of the built-in wardrobes (in The Old Farmhouse and The Bake House) the heights of shelves & rails cannot be altered.
- Essential gravel paths are all firm & wide and can be wheeled over.
- TVs use FreeSat which includes sub-titles. DVD Players can usually select sub-titles
- Lighting is generally LED spots & up-down lighters using the "Warm White" spectrum
- Walls are all off-white and doors are either wooden or grey / glass (a good level of contrast).
- Light switches within the property are located at approx. 1.2m, sockets within the property are located at approx. 0.5m.
- All properties with staircases can be fitted with a stair-gate (at the top of the stairs) and there is room for a cot in one of the bedrooms. In the case of Hall Beck Cottage (where the staircase divides) the stair-gate is fitted at the top of one side only.
- All properties have their own dishwasher, washing machine / tumble-dryer as well as drying racks.
- Properties with two bathrooms share the one hot water cylinder.
- Underfloor heating is available all year round and under guests' control.
- All properties have at least one Morso wood burning stove (logs are provided).
- Free Wi-Fi is provided throughout.
- Dependent on your service provider mobile phone signals may be intermittent inside but normally work outside & on patios.
- All our water comes from our own borehole. It is filtered & treated with UV and tested regularly by South Lakes District Council.
- Local Attractions and facilities are referenced on our website and in Our Welcome Guide.

Do please ask if you have any questions

Jan & Richard Hinchliffe



The
Hynning
Estate