



The Estate Office, The Hyning Estate, Grayrigg, Kendal, Cumbria. UK. LA8 9BX  
+44 (0) 1539 824900  
office@TheHyningEstate.com  
www.TheHyningEstate.com

# 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).

- Co-wheels is running a **special membership offer** for guests of The Hyning Estate. The offer means people can join the club for a one-off discounted membership fee of just £5 (normally £25), no monthly fee (normally £5) plus £5 driving credit. (See <https://thehyningestate.com/news/co-wheels>).
- 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@TheHyningEstate.com](mailto:office@TheHyningEstate.com)
- A comprehensive information pack is provided in each cottage and can also be downloaded here: <https://thehyningestate.com/documents/Welcome-Guide-lo-res.pdf>

### 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.
- Alternatively use the ///what.3.words address as your destination **///bothered.blanked.shuttered** [what3words is compatible with most navigation apps, so you can get directions to a 3 word address via Google Maps, Apple Maps & Waze]
- Normally keys will be available from The Estate Office (the first building you get to when you arrive) but during the Covid crisis we are operating a contactless arrival process and details are being emailed a few days before arrival. Please let us know if you intend to arrive late. You can use the Doorbell (Intercom) on The Estate Office to alert us to your arrival at other times.
- In normal times we personally welcome you and show you round the property and explain how everything works but during the Covid Crisis we have produced a video and several documents to explain everything. From June 2021 we will also have a voice-activated video meeting system in each cottage.
- 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, The Byre 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 at night 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](http://www.TheHyingEstate.com)

We do not provide any Care Services and cannot guarantee that there is always someone on site so **those requiring care should be accompanied at all times by someone able to care for them.** We have tried to facilitate this, particularly in the design of The Carriage House.

	HYNING HOUSE (linked)		The Byre	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. Single step. Ramp available. Width 85cm. Door frame 3cm easy with wheelchair .No other obstructions. Spotlights. Outdoor lights. 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. No steps. Outdoor lights. Ceiling Spotlight. Polished Limestone Floor.
Access from a	Access from The Old Farmhouse	Access from Hall Beck					Access from The Granary	Access from The Old Forge 74cm

linked property	76cm width	Cottage 76cm width					74cm width	width
Lounge	Open plan Lounge, Dining & Kitchen areas. Level with leather sofas & arm chairs. Oak Dining table & chairs. Limestone Flagged floors. Spotlights / Up & Down lighters.	Open plan Lounge, Dining & Kitchen areas. Level with leather sofas & arm chairs. Oak Dining table & chairs. Limestone Flagged floors. Spotlights / Up & Down lighters.	Level with leather sofa & arm chairs. Dining tables & dining chairs. Open area with Limestone Flagged floors. Spotlights / Up & Down lighters.	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.	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.	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.	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.	<b>Access to all accommodation is via a staircase.</b>  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			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	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.	Super-King, upstairs on oak mezzanine with en-suite and shower	Downstairs. Polished Limestone with King Sized Bed and a Single Bed for a Carer. Good	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.

				Access.				
Bedroom 2	Upstairs. Carpeted with Double Bed and Access to Roof-top Patio	Upstairs. Carpeted with Twin beds. The bed frames mean there is a gap if these beds are moved together	Downstairs. Double (King). Limestone flags with rugs.				Downstairs. Carpeted with Twin beds. The bed frames mean there is a gap if these beds are moved together. Narrow access to the far bed.	Upstairs. Carpeted with Twin beds. The room shape 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	Downstairs. Double (standard). Limestone flags with rugs.					
Toilets & Bathrooms	Upstairs. Main Bathroom has a Walk-in Shower (with a step). En-suite has a Bath. No Grabs.	Upstairs. Main Bathroom has a Walk-in Shower (with a step). En-suite has a Bath. No Grabs.	Downstairs family bathroom with bath and no specific accessibility features	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	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 with hand-grabs (no step) and Bath with hand shower. Shower stool can be provided if we know in advance.	Upstairs. Corner shower (with step) and Bath with hand shower.



## Common to all:

- Please use this table in conjunction with the room-by-room photographs on our website <https://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*