

Access Statement for Church House, Boot, Eskdale, Cumbria, CA19 1TG

Introduction

Church House is a detached, stone dwelling with an attached garage, and separate Bothy annexe, set within its own private grounds and gardens. Dating from around 1737, it has been extensively restored in 2011/12 as a self-contained holiday let. Church House is located in the hamlet of Boot, on the lane to St Catherine's Church, in the Eskdale Valley, Cumbria.

Pre-Arrival

- A full description of the cottage can be found on www.cardenhistoriccottages.com
- Bookings and enquiries can be made directly on the website via the live booking system.
- Bookings can also be made via our office, Mondays to Fridays 9.00am to 4.00pm, Tel: 01829 250 372.
- All guests are sent detailed arrival instructions around 14 days before their holiday. They are also available online from the moment the final balance is paid.
- **Trains** - The mainline train service has stations at Ravenglass (8 miles) and Seascale (11 miles). Eskdale can then be reached on the Ratty narrow gauge railway which stops at Dalegarth, less than half a mile away from Church House. For up to the minute information go to www.nationalrail.co.uk or call National Rail Enquiries: 03457 484 950. For the Ratty call 01229 717 171.
- **Buses** - Bus services to the area are poor at best, a sporadic service connects Ravenglass and Muncaster to Whitehaven, more details can be found by contacting Traveline on 0871 200 22 33. Also a local bus taxi operates with Simms Travel, Boot. www.simstravel.co.uk Tel 019467 23227

Arrival and Car Parking Facilities

- At the front of the house there is a five-bar gate, opening on to a stoned drive/parking area. The drive down to this is on a slope.
- The entrance gate will be closed on arrival.
- From here a gate to the left of the house leads down two stone steps, through a patio/seating area, through another gate into a cobbled inner courtyard, where the porch and main entrance to the house is on the right.
- Opposite this, on the left of the inner courtyard is the entrance to the Bothy.
- On the far side of the courtyard is a gate leading to the outdoor shower, grounds and rear parking area.
- On the far side of the house and Bothy is a parking area for up to four cars on hard-standing. It has a very gentle slope on the approach in.
- In the far right hand corner a gate leads to a stone paved path and then to another gate into the cobbled inner courtyard.
- From this direction, the porch and entrance to the main house is on the left, the Bothy is on the right and the gate to the patio seating area is ahead.

Porch and Main Entrance

- The porch has small alcoves on either side. In the one on the right is the key safe, which houses the key for entry via the main entrance. The security code is a four digit number, which is given in the arrival instructions.
- The front door is a standard size, with the hinge on the right. It opens inwards and the key hole is approximately half way up the door. There is a small step over the threshold.

- The main entrance opens into the main sitting room. The light switches are at normal height on the left hand side of the doorway. The area is lit by wall lamps and free standing lights. There is a mat just inside the front door. The floor consists of flat slate flags with under floor heating.

Public Areas

- Not applicable

Sitting Room

- The sitting room has a flat, slate flagged floor with under floor heating.
- It is lit by a combination of wall lights and free-standing lamps.
- The sitting room has a large open hearth with a cast iron grate. It has an alcove for storing logs to the side.
- It has a three seater sofa with loose covers, two Lay-Z Boy armchairs and a hard chair. There is a window seat. There is a heavy, glass-topped wooden coffee table in the middle of the room on a rug.
- It is equipped with Free-View digital television and DVD player, with remote controls.
- There is side table and a built-in Westmorland cupboard (dated 1737).
- From the sitting room, a doorway by the main entrance leads to the study area.
- There are also doors to the back hallway and the kitchen.

Study

- This has shelving, with books, various board games and jigsaws, a desk and a chair.
- It has a desk lamp.
- The floor is slate flagged with under floor heating.
- Free Internet.

Self-Catering Kitchen

- When entering from the sitting room there is a half glazed door into a short passageway that opens into the kitchen.
- On the right is a wall, with light switches at below average height, and the entrance to the snug/second sitting room.
- Beyond the entrance to the snug is the waste bin, then a very large, free-standing fridge/freezer and next to this is a free standing cupboard with shelves over, and a microwave oven.
- To the left, against the wall, is a table with two upright chairs. Beyond this is a log store and a free-standing solid fuel stove, followed by a trolley storage unit with shelving over.
- On the opposite wall, near the fridge, is a fire door leading to the garage/utility room. To the side of this is a free-standing butcher's block with shelving for cooking pots below.
- Then there is a ceramic hob electric range cooker with oven below and electric extractor fan with a stainless steel hood over the hob.
- Wooden work tops, with cupboards and drawers below are next.
- Above the work tops is a shelf with glassware.
- In the far corner is a slim-line, sink and drainer unit with integrated dishwasher below. The sink has a mixer tap.
- The remaining wall has the entrance to the sunroom/dining area.

- The kitchen has a slate flagged floor with under floor heating.
- All work tops, the sink unit and the cooker are standard height.
- The kitchen is lit by a combination of wall lights and spot lights.
- There are adequate power sockets at the back of the work tops.

Snug/Second Sitting Room

- As you enter the snug from the kitchen, to the left is a side table and a large three-seater sofa.
- To the right is a large, heavy, glass topped coffee table in the corner against the wall.
- Opposite the sofa is a wall mounted, remote controlled flat screen digital TV.
- In the far corner is an upright chair.
- The floor consists of under-heated slate flags, with a rug over.

Sun Room/Dining Room

- At the far end of the kitchen are two quite steep steps down into the Sun Room/Dining Room. There is a handrail on both sides.
- To the left is a coffee table, then an L-shaped seating area with another coffee table in front.
- Ahead as you enter is a refectory-style table and a combination of upright chairs and bench seating.
- To the right is a dresser unit housing crockery and cutlery.
- In the far corner is a wicker chair.
- The dining area is lit by a combination of wall lights and free-standing lamps.
- The flooring is under-heated slate flags with rugs over.

- The Sun Room has sliding doors leading on to a rear terrace and flat, lawned garden area. This area is flat and enclosed by a dry stone wall.
- All light switches are at standard height.

Garage/Utility Room

- The garage can be accessed via the kitchen or from the outside via the parking area at the front to the house.
- From the kitchen there is a fire door, hinged on the right which opens into the garage/utility.
- There are two, quite steep steps down into it. There isn't a handrail.
- On the right is a shelving unit, then two wooden doors, opening inwards, that lead to the outside.
- To the left is more shelving, an upright chair, a locked housekeeper's chest and ample clothes hooks above.
- On the opposite wall there are wall mounted heated drying rails, and the ground-source heat pump.
- At the far end is a front loading automatic washing machine. There is also a sink, with mixer tap and drainer with cupboard beneath.
- Light switches are located on the left hand side of the door from the kitchen and also on the right hand side of the garage door.
- Pay phone.

Rear Hall/Cloakroom

- From the main sitting room a half glazed door leads to the rear hall.
- From here you can access the stairs to the upper floor, the downstairs cloakroom, and there is also a door to the outside which opens (inwards) to the front parking area.

- The rear hall contains a large settle seat and a low coffer with a mirror above.
- The floor is under-heated slate flags.
- Light switches are standard height and are located by the door from the sitting room and by the external door.

Downstairs Cloakroom

- The downstairs cloakroom is accessed via the rear hall through a concealed door.
- It has panelled, painted wood walls fitted with a hand basin and a toilet. There is a mirror over the sink, fitted with two IP44 wall lights.
- It has a slate flagged floor.
- There is an extractor fan.
- The light switch is on the right hand side of the cloakroom door, on the outside in the rear hall area.

Bedrooms

- There are three bedrooms, all accessed by a wooden staircase with a turn 1/3 from the bottom.
- The steps are of average riser height, but slightly un-uniform as they are old and worn. A substantial handrail has been fitted the length of the stairs.
- The stairs are well lit with a wall light and natural light from a low positioned window.
- All bedrooms are accessed from a top landing and corridor.

Bedroom 1

- The master bedroom over the kitchen room (to the right of the landing) has an old oak door with original iron thumb latch and a lower than average door height.
- The door opens onto a well-lit vanity sink area.
- The sink is ahead as you enter with two IP44 wall lights either side of a mirror. There is a mixer tap over the sink.
- You turn left in to the main sleeping area. It has an original stripped wood floor with rugs over, one central ceiling light and two free-standing lamps – one on either side of the double bed, each on a bed-side table.
- There are light switches for both the ceiling light and bed-side lamps on the left, just inside the room entrance, and on either side of the bed.
- The double bed has a 5ft mattress on a Victorian brass and iron surround. There is an antique chest of drawers, a hard chair and a small table.
- There is a corner hanging rail for clothes next to the chest of drawers.
- All bedding is Egyptian cotton (300 thread count deluxe) with non-feather pillows and duvet.
- There is a large shower in an alcove in the room with a plain glass shower screen. There is a mixer tap and a fixed shower head. The shower has a tiled slate surround. There is a step up in to the shower.
- Off the main sleeping area, beside the shower, is a separate toilet within a small room with a lockable door.

Family/Bunk Bedroom

- The second bedroom is accessed by the doorway at the top of the stairs and is situated over the sitting room.
- The light switches are on the left hand side of the door as you enter.
- The bedroom has an antique stripped wooden floor with rugs over, one central ceiling light and three free-standing lamps – two of which are mounted on both of the bunk bed heads by clamps.
- On the left as you enter is a large wooden bunk bed. The lower bed has a 5ft mattress over a wooden slatted base. The top bed has a 3ft mattress and is accessed by a wooden ladder.
- There is an open, free-standing wardrobe, a chest of drawers with a mirror over and a hard upright chair.
- All bedding is Egyptian (300 thread count deluxe) cotton with non-feather pillows and duvet.

Bedroom 3

- From the top of the stairs, if you turn left, on the right hand side is the third double bedroom.
- It is entered via an old oak door with original iron thumb latch and a lower than average door height.
- It has an original stripped wooden floor with rugs over.
- It has a Victorian cast iron bed frame with a 4ft 6' mattress over a sprung base.
- A chest of drawers with mirror over is to the left of the bed. In the corner opposite the door is a hard upright chair. There are clothes hooks on a beam with coat hangers in place.
- There is a main ceiling light and two lamps either side of the bed on wooden side tables. The light switches are located to the left of the door and either side of the bed.

- All bedding is Egyptian cotton (300 thread count deluxe) with non-feather pillows and duvet.

Bathroom

- From the top of the stairs, if you turn left, the family bathroom is straight ahead.
- It has a panelled door with thumb latch and lock.
- It has a full size bath with shower over. There are mixer taps and a glazed shower screen.
- On the right of the door is a free-standing sink on a wooden stand. There is a mirror over with 2 IP44 wall lights.
- Opposite the sink is a low-level WC.
- The ceiling of the bathroom slopes and much of it is below average height. There is a Velux window and blind.
- The lights are switched on with a pull cord on the right hand side of the entrance door.
- Complementary towels provided at a ratio of one bath sheet and hand towel per guest. Bath mats and non-slip bath mats are also provided.

Bothy

- Across the cobbled courtyard from the entrance to the house is the separate Bothy annexe.
- It is accessed via a double glazed door that is hinged to the right and opens inwards.
- To the left of the entrance is a double sofa bed.
- On the wall to the right of the sofa bed is a small open fire with cast iron grate.
- Opposite the entrance is a small window with a table under.

- Straight ahead of the door is a wooden ladder that goes up to a raised wooden sleeping platform. This sleeping platform is enclosed on three sides and the base (approx. 6ft x 9ft) is completely covered by a mattress.
- No bedding is supplied.
- Straight ahead of the entrance door, under the bed platform, is a table with four chairs. Head room is below average. On the right of the door is a cupboard that contains tea and coffee making facilities.
- Beyond this cupboard, in the far right corner of the room, is a separate small room containing a hand basin and WC. The ceiling is below average height.

Grounds and Gardens

- The cottage sits in its own gardens and grounds.
- To the front of the house is one of the drives and parking areas. As you enter, the house is on the left and to the right is a meadow area. There are gates at either end of the house that lead to the other half of the grounds.
- On the other side of the house, to the right of the main entrance and inner courtyard, is an enclosed patio area with seating for guests to use and flowerbeds.
- Within this patio area is a door to the refuse bin and log store (this is integral to the house).
- To the left of the main entrance and inner courtyard is a paved path that leads alongside the Bothy to the other parking area and a patio terrace that runs in front of the Sunroom.
- On the corner of the external of the Bothy is a heated outdoor shower. There aren't any screens.
- To the left of the path and in front of the Sunroom terrace is a flat lawned area.

Additional Information

Contact: Mrs Didy Morgan
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Future Plans

- The cottage has been completely refurbished and we do not anticipate any major changes in the near future.

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01829 250 372 or email info@cardenhistoriccottages.co.uk