

Access Statement for Bracken Bank Lodge Ltd

Telephone: 01768 898241

Fax: 01768 898221

Email: info@brackenbank.co.uk

Website: www.brackenbank.co.uk

Nearest town, Penrith, six miles. Penrith is on the London to Glasgow and London to Edinburgh railway line.

Nearest village, Lazonby, one mile. Lazonby is on the Carlisle to Settle railway line.

No daily public bus service to the property.

Taxi, car hire and bicycle hire firm telephone numbers listed on the company website. Taxis include seven seater and disabled access.

The property dates from the 16th century long before modern regulations on ceiling heights etc. To ensure the safety of guests the building is designated unsuitable for guests with impaired mobility.

The property is fitted with smoke detectors, fire extinguishers and a fire alarm system.

Written emergency procedures in each guest bedroom.

In an emergency guests would be required to assemble on the lawn.

Guests do need to be able to hear and recognise the fire alarm, guests with hearing difficulties or other impairments may need to be travelling with a companion.

Parking is free, off road and available for all guests.

No reservation for parking required.

Overnight and shooting guests may park in the cobbled courtyard directly in front of the main entrance to the property.

Guests for events in the marquee may be dropped off directly outside the marquee, on the gravel access, and cars then parked in the designated car parking area.

Access to the main entrance of the property is up five sandstone steps.

Arrival to the property is by previous arrangement; any change of time of arrival must be confirmed.

The property is not a hotel and does not have a reception.

There is an estate office by the main gates of the property.

A member of staff will be in the estate office to meet guests at the given time of arrival.

If the estate office is closed a bell next to the door may be rung. If the owners or a member of staff hear the bell they will come to the office.

Guests are shown around the guest rooms of the property on arrival.

Boarding kennels are available on the estate. Bookings must be confirmed in advance of arrival.

Service dogs are provided with dog bedding, water and bowls. Food and exercise is by arrangement.

There are no lifts in the property.

Flooring in the rooms used by guests are flagstone, polished wood and carpet.

Bookings for babies by arrangement. Baby equipment is not provided.

Two guest W.Cs are located in the hall of the property and three guest W.Cs in the marquee.

One of the marquee W.Cs is wheelchair accessible and has a grab rail.

Wi-Fi and mobile telephone reception in most reception areas.

Shooting and activities are designed for guests in good health and reasonable fitness. Guests taking any medication, or who are under medical supervision, who have any impairment or have mobility problems or any other issues that may affect their taking part in an activity need to be assessed on an individual basis for suitability and safety prior to booking.

The simulated game shooting course is on natural terrain, the ground is uneven. Guests participating must be able to walk round the course. Guests may book a static lesson if walking the course would not be suitable for them.

The main entrance to the marquee is by two steps. There is a level entrance to the marquee in the building adjacent; there is a small ramp at the door that connects the two rooms internally. Seating in the marquee is with free standing gilt banqueting chairs.

The garden has a large lawned area and two ornamental ponds. The estate has lakes, ponds, a stream, woodland, heathland and hosts shoots and other outdoor sports.

There is a floor plan on the website showing the guest room layout.

There is a drawing room, snooker room and dining room for guests use.

There are no bedrooms on the ground floor.

All bedrooms let for "bed and breakfast", unless stated at the time of booking, are let with their own private bathroom or shower room, group bookings share the bathrooms and shower room as they so please.

All double and single bedrooms have a flat screen television with remote control.

First floor:

Bedroom 4 is accessed from a corridor up three steps from the main guest room corridor. It has a high double four poster bed, the room measures 12'x13'4"

Bedroom 5 is accessed from a corridor up three steps from the main guest room corridor. It has a high double four poster bed, the room measures 12'x11'8"

Bedroom 10 is accessed from the main guest room landing. It has a king sized four poster bed, the room measures 11'10"x15'

Bedroom 11 is accessed from the main guest room landing. It has a single four poster bed, the room measures 10'9"x12'6"

Bedroom 12 is accessed from the main guest room landing. It has a single four poster bed, the room measures 8'4"x11'4"

The main bathroom has an adjoining door to room 10. It has a free standing, antique, cast iron, roll top bath. The room measures 12'6"x11'

The shower room measures 7'4"x2'6"

The green tartan and brown tartan bathrooms both have large cast iron baths. Each of these rooms measures 7'2"x8'

Second floor:

Room 20 can be booked for groups. This room has four single beds. The room can be used as two single rooms if preferred. The ceiling of the room and the staircase leading to it have some restricted height. The room measures 12'x27'6"