

Access Statement For Elm Tree Lodge Guest House

Introduction

Elm Tree Lodge Guest House is an old Victorian town house that has been tastefully and lovingly converted to be a Bed and Breakfast. Most recently the rooms and en suites have been sympathetically modernised and updated.

Pre-Arrival

- You may book by calling or e mailing Elm Tree Lodge to check availability.
- You can check availability online by following the relevant link on the website.
- We now have an online booking facility available. This is not a 'real time' booking system. We will receive your enquiry through a secure server. You enter all the relevant details and payment will only be taken from your card if we contact you by e mail with a confirmation.
- If in doubt, or if booking close to the intended date of your stay, it may be best to call.

Arrival & Car Parking Facilities

- We have limited parking available at Elm Tree Lodge.
- There is a driveway to the right of the property. This can be used for loading and unloading.
- Additionally there is space available for 2 cars to be parked.
- Please bear in mind that if yours is the first car parked in the drive then it will be potentially blocked in by the arrival of other guests. If you intend to use your car during your stay, or need unrestricted access to your vehicle, then it may be best to park on the road outside the property (free).
- If using the drive we ask that vehicles be parked as close to our property as possible, so that access along the drive is not restricted.
- Road side parking is usually available within a short distance of the guest house.

Main Entrance & Reception

- The main (and only) entrance has 4 steps to the front door.
- During daytime hours the front door is usually open giving access to the porch area.
- The doorbell is of the 'pull' variety.
- The inner porch door leads in to the hallway which is lit by a 5 bulb chandelier.
- There is a console table with a visitor book and lamp.
- From the hallway there is a door to the right which leads to the breakfast room and there are stairs directly ahead to the first floor.
- The stairs have a bannister rail and the property is carpeted throughout.
- Elm Tree Lodge is a non smoking establishment throughout.

Dining Room

- The breakfast room is light and airy with wall lights on 2 walls and natural light through the bay windows.
- The chairs and tables are moveable at the owner's discretion.
- Please ask if you have preferences for seating as the layout of one table in the dining room can have an impact on the arrangement of the others.
- We use white crockery and your freshly cooked breakfast is served to your table for you.

Bedrooms

- We have no bedrooms on the ground floor.
- To access the bedrooms there are 13 stairs to the first landing. Straight ahead there are a further 3 stairs to room 1 or alternatively there are 5 stairs to rooms 2, 3 and 4.
- The property is carpeted throughout excluding the en suites and bathroom facilities which have laminate wood flooring.
- All doors are around 75cm wide.
- The rooms are generally decorated in white or cream with white or cream bedding.
- There is a central light in each room with bedside lights on the bedside tables.
- In each room there is a colour television with remote control. We do

not have teletext or induction looping.

- There is also a tea tray provided in each room with a corded kettle.

Ensuites and Private Bathroom

- Rooms 1,2 and 3 are all en suite and have toilet, hand basin and shower facilities.
- Rooms 4 has private use of a bathroom that features a walk in shower, toilet and hand basin.
- All en suites and the bathroom have large mirrors with lights over and shaver sockets.
- All en suites and the bathroom have heated towel rails.

Additional Information

- The property is fitted with a fire alarm and emergency lighting. The exit is down the stairs and out of the front door.
- The guest house is a non smoking establishment and we do not accept pets.
- We can cater for special diets (advance notice preferred) and are happy to store medication or special foods in the fridge (please inform us in advance when access will be required).
- Rooms are available from 4.30p.m. onwards. We ask that guests advise us of their estimated time of arrival in advance where possible.
- Booking out is at 10.00a.m.

Contact Information

- Address: 16 Leonard Street, Keswick, Cumbria, CA12 4EL
- Telephone: 017687 71050
- Email: info@elmtree lodge-keswick.co.uk
- Website: www.elmtree lodge-keswick.co.uk
- Emergency number: 07980 521079