

**Lilac Cottage, 17 Elm Court, Elliot Park, Keswick**  
**Access Guide**

If you have any queries regarding the following guide please email [admin@keswickholidayhomes.co.uk](mailto:admin@keswickholidayhomes.co.uk) or phone 07975 597672. We will be pleased to help you.

**General Statement**

Lilac Cottage is a modern “town house” built in the early 1990s. Accommodation is on 2 floors - guests need to be able to manage stairs as there is no ground floor bedroom or toilet facilities.



Lilac Cottage View from car park/patio doors

- All skirting boards are white contrasting with the predominantly cream walls and fawn carpets.
- All bedrooms have lights beside the beds as well as main lights, most sockets are below 70cm height.
- The property is totally non smoking.
- All rooms have thermostatically controlled radiators which can also be regulated by individual radiator valves.
- All electrical equipment is PAT tested annually for safety.
- Dogs are not accepted.
- Mobile coverage is generally good for any service.
- The bus station is just 200 metres away. The nearest railway station is Penrith some 18 miles away. There is a regular bus service to Keswick.
- Shops in the town centre are approximately 2 minutes walk away – the theatre and lake are a further 10 minutes walk. Car hire and taxis are available in the town.

- There are RADAR toilets in the town in Central Car Park (6 minutes walk), on the old railway station, and at Lakeside by the Theatre by the Lake.
- Our information and all correspondence can be supplied in large print on request.
- No furnishings or bedding contain feathers for guests comfort.
- The property has smoke alarms which are checked regularly.
- There is a small patio at the rear of the property and fold up chairs are provided in the cupboard under the stairs.

## **Car Park**

Space No 17 is 250cm wide and 5m long. The car park is tarmac and is level. There is a very small 2cm step onto a paved pathway 120cm wide which leads to Lilac Cottage.

## **Lilac Cottage Entrance**

Bell height 150cm; Key hole height 120cm

Step 16cm high with a further lip 3cm, total depth 20cm

Door 75cm wide

## **Stairway**

Carpeted on stairs with short pile carpet.

Light switch height 127cm

Thermostat height 148cm

13 stairs 20cm high, 25cm deep & 80cm wide

Hand rail on right when ascending



## **Kitchen**

Floor covering laminate wood

Work surfaces 90cm high, depth 60cm with sockets 33 cm higher than work surface.

Table circular, height 75 cm, 4 chairs

Free space in kitchen 250cm x 215cm with space to move furniture



## Lounge

Door width 79cm

3 seater and 2 seater sofa, seat height 45cm, arm height 94cm

Free space in room approximately 250cm square (with coffee table moved)

Furniture can be moved to offer greater access when necessary.

Coffee table – height??

Short pile fitted carpet throughout.

Light switch 125cm high

All sockets are 60cm high

Remote control for TV & DVD

2 Patio Doors, one 74cm wide and one 67cm wide, step 10cm wide and 16cm high



## Landing

1m x 2m free space

## Double Room

Bed height 60cm.

Free space to sides of bed 67cm x 56cm

Free space at bed end 135cm x 260cm



## Bathroom

Door width 70cm

Free space 1m x 110cm

Light switch 144cm high

Floor covering laminate wood flooring

Toilet height 40cm

Bath height 58cm with hand rails

Shower over bath controls height 160cm



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## **Twin Room**

2 3ft Beds height 65cm.

Free space between beds 55cm x 150cm

Free space at bed end 67cm x 225cm

