

Derwent Cottage, 2 Elm Court, Elliot Park, Keswick
Access Guide

If you have any queries regarding the following statement please email angela@keswickholidayhomes.co.uk or phone 01768 201042.
I will be pleased to help in any way that I can, [Angela Spooner](#)

General Statement

Derwent 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.



- 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 approx. 88cm high.
- 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 accepted but must not be left in the property unattended and should not be allowed on the beds and furniture. Please clean up behind your pet.
- Mobile coverage is generally good for any service but can be intermittent in bad weather.
- 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 and side of the property and fold up chairs are provided in the cupboard under the stairs.

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Car Park

Space No 2 is 216cm wide and 472cm long. There is further space on the drivers side to enable access which is 102 cm wide. The car park is tarmac and is level. There is a dropped kerb on the right-hand side leading to the paved pathway to Derwent Cottage.

Derwent Cottage Entrance

Bell height 158cm; Key hole height 116cm
Step 18cm high with a further lip 5cm, total depth 23cm
Door 75cm wide

Stairway

Carpeted on stairs and hallway with short pile carpet.
Light switch height 120cm
Hall space 96cm x 368cm
13 stairs 20cm high, 25cm deep & 79cm wide
Hand rail on left when ascending



Kitchen

Door width 81cm
Floor covering is tile
Work surfaces 90cm high, depth 60cm with sockets 30 cm higher than work surface.
Free space in kitchen 236cm x 141cm with door closed.

Lounge

Door width 81cm
3 seater sofa (seat height 45cm, arm height 57cm) and 2 chairs (seat height 45cm and arm height 58cm)
Free space in room approximately 168 cm x 377cm
Furniture can be moved to offer greater access when necessary.
Short pile fitted carpet throughout.
Light switch 121cm high
All sockets are 88cm high
Remote control for TV & DVD
Square dining table , height 78cm, 90cm x 90cm wide
Dining chairs height 46cm. width 45cm
2 Patio Doors, one 74cm wide and one 67cm wide, step 10cm wide and 16cm high

Landing

An L shaped landing, 93cm x 11cm free space at top of stairs, 90cm x 201 cm on landing.

Double Room

Door width 80cm
Bed height 60cm
Free space to sides of bed 100cm x 147cm and 153 cm x 183 cm
Free space at bed end 68cm x 102cm
Light switch 140cm
Sockets 58cm



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Bathroom

Door width 70cm

Free space 120 cm x 127cm

Light switch 140cm high

Floor covering tile

Toilet height 43cm

Sink height 83cm

Bath height 52cm with hand rails

Shower over bath controls height 44cm

Twin Room

Door width 80cm

2 x 3ft Beds height 63cm.

Free space between beds 64cm x 163cm

Free space at bed end 84cm x 250cm

Cupboard/wardrobe handle height 105cm

Lights 123cm

Sockets 59cm

