

Brandelhowe, Portinscale, Keswick
Access Guide

If you have any queries regarding the following guide, please email admin@keswickholidayhomes.co.uk or phone 09775 597672. We will be pleased to help you.

General Statement

Brandelhowe is a two-bedroom ground floor apartment, with direct street access, in the centre of Portinscale. It has recently been refurbished to a very high standard and offers luxurious contemporary accommodation in a classic Lakeland building.



- All skirting boards are soft grey coloured white light-coloured walls and tiled or linoleum floors.
- All bedrooms have lights and USB power sockets beside the beds as well as main lights.
- The main bedroom has an ensuite bathroom, the second bedroom has an ensuite shower room.
- All door handles inside the property are at 100cm 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 regularly for safety.
- Mobile coverage is fair for any service although in exceptionally bad weather, signal may be interrupted.
- Our property information and all correspondence can be supplied in large print on request.
- No furnishings or bedding contain feathers for guest's comfort.
- The property has smoke alarms and a fire alarm system that is checked regularly.

Car Park

The parking space is across the road from the property in the car park of Harney Peak, marked up with the name Brandelhowe. You can park directly outside the front door to load and unload. There is additional on street parking in front of the Derwentwater hotel, if required.

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Entrance

Brandelhowe is accessed via the front of the property, directly from the street.

There are two steps up to the front door that are 13cm high x 37cm deep and then 10cm high x 20cm deep. The front door is 75cm wide and has a lip that is 5cm high x 15cm deep. It is hinged on the right. The lock is operated by a key code and is 148 cm high.



Lounge/Diner/Kitchen

Access to the open plan lounge/kitchen/diner is directly via the front door which is 75cm wide. There is a window seat to the front of the property at 57cm high.

The lounge area has the following furniture:

- One upholstered three-seater sofa – seat height 44cm, arm height 58cm
- One upholstered armchair – seat height 44cm, arm height 58cm
- A round metal coffee table – height 53cm, diameter 45cm.



There is a free space in the centre of the room of 180cm x 280cm

Furniture can be moved to offer greater access when necessary.

There is a remote control for the TV.

The light switch panel for lights in the lounge is 116cm high.

Floors through the lounge/diner/kitchen are hard wood, with a rug in the lounge seating area.

Doors from the lounge provide access to each of the bedrooms, with door handles at 100cm high.

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Kitchen/Dining Area (in open plan in Lounge)

The kitchen/dining area is within the open plan lounge.

The light switch panel for lights in the diner/kitchen area is 116cm high.

The kitchen has an electric hob and oven with overhead extractor fan, a 2/3 high fridge and 1/3 high freezer. (There is a washer dryer in the cupboard in the main bedroom's ensuite bathroom).

There is a rectangular table which is 68cm x 122cm and 77cm high, with 2 dining chairs at 52cm high and bench seating at 50cm high.

Kitchen work surfaces are 90cm high and 58cm deep with sockets 24cm higher than work surface.

The sink tap is 53cm from edge of work surface and 5cm higher.

Free space in kitchen is 200cm x 200cm.



Master Bedroom

The door to the bedroom is from the lounge and is 70cm wide.

The light switch is 115cm high.

There is a 60cm high double bed.

Free space to sides of bed is:

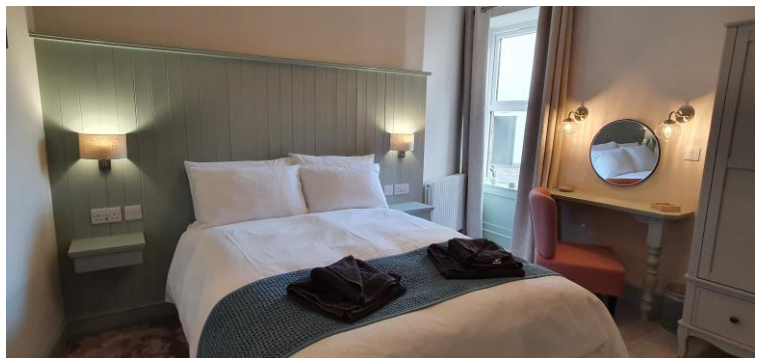
- 80cm x 260cm to the right
- 65cm x 180cm to the left
- 75cm x 280cm to the end.

There are bedside lights and double USB power

sockets on each side of the bed at 74cm high and an additional double socket at 48cm high.

The bedroom has an 82cm wide double wardrobe and a dressing table that is 77cm high, 100cm wide and 31cm deep.

There is a light over the dressing table operated by a switch at 115cm high.



Ensuite Bathroom

The door to the ensuite is 71cm wide.

The light switch is in the main bedroom by the door and is 115cm high.

Free space in the bathroom 80cm x 200cm.

There is hard flooring throughout.

The toilet height is 42cm with a flush mechanism above at 101cm.

The sink is 88cm high with a tap at 23cm above the sink bottom.

Above the sink is a shelf at 125cm high and a mirror with integrated light (switch at 62cm above the sink) and shaver socket to the side at 64cm above the sink.

The bath height is 52cm and its depth is 40cm. The tap controls are at 84cm above the bath bottom.

The bath has an overhead shower with fixed glass shower screen. The bath control is 76cm above the bath bottom and shower controls are at 88cm and 92cm.

There are no handrails in the bath/ shower.

The ensuite bathroom has a heated towel rail.



Second Bedroom

The door to the 2nd bedroom is from the lounge and is 69cm wide.

The light switch is 115cm high.

There is a 60cm high double bed.

Free space to sides of bed is:

- 30cm x 260cm to the right
- 30cm x 260cm to the left
- 84cm x 240cm to the end

There are bedside lights and double USB power sockets on each side of the bed at 78cm high and an additional double socket at 48cm high.

The bedroom has a 68cm wide double wardrobe and a dressing table that is 77cm high, 96cm wide and 31cm deep, with a mirror and lights overhead, operated by a switch at 115cm high.



Ensuite Shower Room

The door to the ensuite shower room is 83cm wide.

The light switch is in the main bedroom by the door and is 115cm high.

There is hard flooring throughout the bathroom.

Free space in the bathroom 65cm x 65cm.

The room has a single shower cubicle with overhead monsoon style shower head.

The door to the shower cubicle is 68cm wide with a lip at 6cm high.

The shower controls are at 111cm high.

There are no handrails in the shower.

The toilet height is 42cm with a flush mechanism above at 98cm.

The sink is 88cm high with a tap at 27cm above the sink bottom.

The ensuite shower room has a heated towel rail and large mirror.

