

Otterbiel, Derwent House, Portinscale CA12 5RD
Access Guide

If you have any queries regarding the following guide, please email admin@keswickholidayhomes.co.uk or phone 07975 597672. We will be pleased to help you.

General Statement

Otterbiel is a one-bedroom third floor apartment in the newly renovated Derwent House in Portinscale, near Keswick. It has recently been refurbished to a very high standard and offers luxurious contemporary accommodation in a classic Lakeland building.



- The apartment has one double bedroom and a family bathroom.
- The lounge and open plan kitchen has all new appliances, including oven, hob, fridge freezer and dishwasher. The washer/dryer is in the lounge cupboard.
- All skirting boards are soft grey/green with white walls and laminate or linoleum floors.
- All bedrooms have lights and USB power sockets beside the beds as well as main lights.
- All door handles inside the property are at 100cm high.
- The property is totally non-smoking.
- All rooms have individually controlled electric radiators.
- All electrical equipment is PAT tested regularly for safety.
- Mobile coverage is generally fair for any service although in 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 Parking

There is no allocated parking but on street parking is available in front of the Derwentwater Hotel.

Derwent House Entrance

Otterbield is accessed through the main entrance in the corner of the building, next to the car park ramp for Derwent Manor. The threshold step over the front door is 26cm high and 14cm deep and the main door is 74cm wide.

Building Hallway and Stairs

The building main door leads into a small 74cm wide hallway and staircase. There is no lift access. The stairway is lit via windows and electric lighting, which is triggered by movement and comes on automatically. The flooring in the hallway is hard wearing entrance matting and the stairs are carpeted.

Otterbield apartment is situated on the third floor. There are six flights of stairs leading up to the entrance to the apartment that are configured as follows:

- The first flight has 9 stairs, leading to a small landing with a 90-degree left-hand turn
- The second flight of stairs has 7 stairs, leading to a small landing with a right-hand return
- The third flight of stairs has 8 stairs, leading to a small landing with a right-hand return
- The fourth flight of stairs has 8 stairs, leading to a small landing with a right-hand return
- The fifth flight of stairs has 5 stairs, leading to a small landing with a right-hand return
- The sixth flight of stairs has 5 stairs, leading directly to the entrance door to the apartment.

Each flight of stairs has a handrail to the right. All stairs are between 18-19cm high and 24-26cm deep.

Entrance to Otterbield Apartment

The apartment front door is 69cm wide and is hinged on the right. The lock is operated by a key code at 140cm high.

Hallway

The hallway as you enter the apartment is 78cm wide. The light switch is on the left as you enter and is 115cm high. Entrance to the bedroom and lounge/kitchen lead off the hallway and its free space is 75cm x 173cm.

There is a storage cupboard in the hall which serves as a wardrobe and has a light switch and double socket at 115cm high.

Lounge/Kitchen

Access to the open plan lounge/kitchen is from the entrance hall. The door width is 69cm.

The light switch is directly on the wall to the left and is 115cm high.

There are double power sockets at 48cm high and USB double power sockets at 76cm high.

The lounge area has the following furniture:

- One upholstered three-seater sofa with a seat height 45cm and arm height of 60cm
- One chair with a seat height of 36cm and arm height of 55cm
- A round coffee table that is 59cm in diameter and 36cm high
- Breakfast bar/kitchen worktop at a height of 88cm with dimensions of 96cm x 130cm, and two stools with a seat height of 75cm.

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There is a free space in the centre of the lounge area of 137cm x 320cm.

Furniture can be moved to offer greater access when necessary.

There is a remote control for the TV.

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

The room is heated via an electric powered radiator.

There is a storage cupboard in the lounge/kitchen which houses a washer/dryer.

Kitchen Area (in open plan Lounge)

The kitchen area is within the open plan lounge.

The light switch (control panel) for lights in the kitchen area is in the lounge area and is 115cm high.

The kitchen has an electric hob and oven with overhead extractor fan, a 1/3 high fridge and 1/3 high freezer.

Kitchen work surfaces are 88cm high and 61cm deep with sockets at 29cm and 31cm above the work surface.

The sink tap is 55cm from edge of work surface and 7cm higher

Free space in kitchen is 145cm x 275cm.



Bedroom

The door to the bedroom is from the hall and is 69cm wide.

The light switch is 115cm high.

There is a 65cm high double bed.

Free space to the sides of bed is:

- 110cm x 120cm to the right
- 25cm x 120cm to the left
- 100 x 280cm to the end.

Note that access to the end of the bed is restricted due to the ceiling which slopes down from 110cm to 22cm in this space.

There are bedside lights and double USB power sockets on each side of the bed at 88cm high and an additional double socket at 46cm high.

The bedroom has a dressing table that is 76cm high, 96cm wide and 26cm deep.

There is a light over the dressing table operated by a switch at 91cm high.

The bedroom is heated via an electric radiator.



Bathroom

The door to the bathroom is off the lounge and is 62cm wide.

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

Free space in the bathroom 82cm x 142cm.

There is hard flooring throughout.

The toilet height is 43cm with a flush mechanism above at 100cm.

The sink is 89cm high with a tap at 15cm above the sink bottom.

The bath height is 56cm and its depth is 40cm. The tap controls are at 76cm above the bath bottom.

The bath has an overhead monsoon style shower and a handheld shower head and there is a fixed glass shower screen. Shower controls are at 84cm and 92 cm high above the bath bottom.

There is an electric heated towel rail.

