



# Rosemount Cottage

Burgh by Sands

## ACCESS STATEMENT



### Introduction

Rosemount Cottage is a Grade II listed 18<sup>th</sup> century home offering guest accommodation for visitors. The guest accommodation in Rosemount Cottage is annexed to Rosemount which is the home of the proprietors who will normally be resident and available should you need to contact them during your stay.

### Pre-Arrival

We are located in the village of Burgh by Sands in the Solway Coast Area of Outstanding Natural Beauty, 5 miles to the NW of Carlisle. If travelling from the Carlisle direction you will find us at the eastern end of the village on the right hand side of the main street. We provide detailed directions with our Booking Confirmation.

The Hadrian's Wall National Trail, The Cumbrian Coastal Path, The Hadrian's Wall Cycleway and The Reivers Cycleway all pass right outside the cottage.

Baggage courier services are available along the trails and cycleway. We can provide you with details if required.

The nearest shops are on the outskirts of Carlisle (4 Miles). The post office in the village opens on Mondays and Thursdays

The nearest bus stop is located approximately 100 metres from Rosemount Cottage. Stagecoach bus service No93 serves the village. We can provide details of bus times if required.

The nearest railway station is Carlisle, approximately 5 miles away. Taxis are available at the station. Also there is Hertz car hire available at the station.

We have 1 dog and guinea pigs. We allow guests to bring well behaved pets along. They should normally be kept in the guests room away from the public areas.

Our website [www.rosemountcottage.co.uk](http://www.rosemountcottage.co.uk) provides full information of the accommodation, the services we provide, the village of Burgh by Sands and the surrounding area.

Please contact us by telephone or e-mail. Please see the Contact Information section of this document for full details.

## **Arrival and Car Parking**

Standard arrival times are between 3:30pm and 8pm. Please advise if you wish to arrive at a different time or are delayed.

Off road car parking is available. The car park is 20 metres from the entrance to the cottage building

We are very happy to assist with luggage.

There are two steps in front of the cottage – Height 16cm Width 2.5 metres

## **Main entrance and shared areas**

There is a single step up to the main entrance door – Height 20cm. The entrance door is 0.8 metre wide.

Other door widths 0.73m (minimum) 0.81m (maximum) unless specifically stated otherwise.

Guest toilet in hall.

We have four en-suite bedrooms – two on the ground floor and two on the first floor, see Bedrooms section for more information.

There are 15 carpeted stairs, 17cm deep, with a handrail on right leading to the bedrooms and spa room. Width of staircase 0.75m

There is doubled glazing and central heating throughout.

A rear door (width 0.7m) from the kitchen leads to the patio area. There is one step down - 24cm

**FIRE EMERGENCY.** Please take time to read the fire action signs on the bedroom doors and in the Guest Information Folders. Smoking is not allowed in the cottage. There is a fire extinguisher and fire blanket located in the kitchen.

## **Sitting Room**

Guests are welcome to use this room at any time.

Furnished with sofas and armchair

TV, VCR, DVD player, Radio/CD player.

The sitting room has a wood/laminate floor with rugs

A large selection of local information, maps, magazines, books and board games are available for guests.

## **Breakfast Room**

Breakfast is served for B&B guests in Rosemount. There is a step up to the entrance (Height 13cm Width 0.85m) and a step down to the breakfast room (Height 20cm Width 0.75m)

## **Bedrooms - General**

The bedrooms are carpeted throughout and centrally heated.

There are en suite facilities in all the rooms. Floor surfaces are ceramic tiles. Non-slip mats are provided for use in baths and showers.

Tea and coffee facilities are provided. Fresh milk is available from the fridge in the kitchen. The tap water is drinkable.

We also provide a digital TV, radio alarm clock, hair dryer, torch, mending kit, shampoo, shower gel.

Our beds are made with cotton sheets and duvets. Additional blankets and pillows are available in each room.

There is a guest information folder in each bedroom containing further information about the house, local amenities, tourist information and details of emergency contacts including doctors and hospitals.

### **Bedroom 1 (Ground floor - Front)**

There are four steps down to the main bedroom area – (Height 15cm Width 0.8m)

Size: 14ft 6in x 11ft 0in

Twin beds (convertible to king sized bed)

Dressing table & chair

2 Bedside tables and lamps

Wardrobe

Rocking chair

En-suite bathroom – bath with electric shower over, WC, wash basin

### **Bedroom 2 (Ground floor – rear)**

Size: 12ft 0in x 11ft 6in

Double bed

Dressing table / Chest of drawers & Chair

Built-in wardrobe / cupboard

Rocking chair

2 Bedside table & lamps

En suite bathroom: bath with shower over, WC, wash basin

### **Bedroom 3 (First floor - Rear)**

Size: 14ft 0in x 11ft 6 in

Double bed (convertible to 2ft6in twin beds)

Built in wardrobe / cupboard

Dressing table / stool

Armchair

2 Bedside tables & lamps

En-suite bathroom – shower, WC, wash basin

## **Bedroom 4 (First floor – Front)**

Available to B&B guests only

Size: 14ft 0in x 11ft 6 in

Twin beds

Wardrobe

Chest of drawers

2 chairs

Bedside table and lamp

En-suite bathroom – shower, WC, wash basin

## **Spa Rm (Upstairs)**

One step at entrance (Height 16cm Width 0.66m) and three further steps down to lower area (Height 15cm Width 0.63m)

Sauna

Whirlpool bath (2 person)

Body shower

Recliner chairs

## **Kitchen**

Size: 14ft 6in x 10ft 6in

Fitted cupboards / worktops throughout

Automatic washing machine

Fitted double oven with grill (electric)

4 ring fitted hob (electric)

Microwave oven

Dining table

6 chairs

Radiator

Kitchen equipment, utensils, crockery etc

## **Outside**

Enclosed patio area, Garden furniture, BBQ.

Front garden and parking shared with owners

## **General**

All bed linen included and towels included.

Wi-fi internet access available.

Travel cot and high chair available

We operate a no smoking policy in the cottage