

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Rowan Retreat, Blencowe Hall, Blencowe, Penrith**

### **Introduction**

The Shepherds hut is architect-designed to enhance space and comfort and is located by the River Petteril close to the grounds of the Grade I listed Blencowe Hall Estate near the small village of Blencowe, which is situated on the edge of the Lake District, about 7 miles from Lake Ullswater. The Hut is situated along a short track by the River Petteril.

We look forward to welcoming you to Rowan Retreat. If you have any queries or require any assistance please phone 07968 258234 or email [christine@therowleystates.com](mailto:christine@therowleystates.com).

### **Pre-Arrival**

- There is full information about Rowan Retreat on the website at <http://www.therowleystates.com>
- You can find our location and address at <http://www.therowleystates.com/maps/>
- Written directions (posted or e-mailed) are available on request – please contact Christine Rowley at least one week before your stay at [christine@therowleystates.com](mailto:christine@therowleystates.com).
- Bookings and enquiries can be made via email at [info@therowleystates.com](mailto:info@therowleystates.com) or by telephone on 44(0)7968 258234.
- The nearest bus stop is in Penrith, approximately 6 miles away.
- The nearest train station is in Penrith (West coast rail line) which is 6 miles away.
- There are accessible taxis at the station.
- If you require this information in a different format, please contact Christine Rowley via email ([christine@therowleystates.com](mailto:christine@therowleystates.com)).
- This access statement is available on our website and in the 'Guest Information file' in the property.

## **Key Collection, Welcome and Car Parking**

- The parking area for the shepherds hut is on the LHS of the gravelled entrance drive immediately to the left fork signposted Cazenovia Hall, Riverain & Wythburn Cottage next to the sandstone wall by the lane in front of Blencowe Hall.

The what3words address for the shepherds hut parking area is  
///fired.blinking.entrusted

- At the LHS of the gravelled parking area, there is a small wooden store with three doors holding trolleys within for use in carrying your belongings to your Retreat and for any other carrying you require during your stay. The code is the same as for your shepherds hut key safe. You are welcome to keep your cart by your hut if you would like during your stay. Please will you return your cart to your section of the store when not in use at your hut. From left to right, the doors are allocated to Elm, Hawthorn and Rowan Retreats.

If you would prefer to drop off your belongings at the shepherds hut using your car (and the ground is dry enough to travel safely over the gravel track in your vehicle), the entrance gate to the shepherds huts area is on the left hand side of the public road leading from Blencowe to Greystoke across the road from the parking area and about 10 meters from the entranceway to Blencowe Hall. The combination for the padlocks on the vehicular gates is 7124. Please do not move the wooden sleepers which limit the vehicular approach to the shepherds huts as these last sections of the approach to the huts are not suited to vehicular access.

The shepherds huts are located a short walk across the field along the gravel track. Elm Retreat is the first hut reached, Hawthorn Retreat is the second and Rowan Retreat is the third and last hut located along this gravelled access track.

- The key for the door is in a coded key safe – details of the location and code will be sent to you by us prior to your holiday.

## Rowan Retreat Shepherds Hut



Access from the gravelled track is downwards of approximately 30 metres to Rowan Retreat hut.



- There are 4 steps up to the entrance to the hut with each step being approximately 20 cm high.
- There are double opening doors (outwards) with an entrance 1.3 metres wide. The door handles are 98 cm high from the top step.

- Light switches are to the right of the door. Open plan kitchen, living and bedroom area has oak flooring. There is a foam fire extinguisher and fire blanket on the wall between the door and bed. The opening to access the double bed is 88 cm wide and mattress height is 75 cm.
- The space between the mattress and roof is 140 cm.



- The kitchen area contains a gas hob and under counter oven and a small under counter fridge. The work top height is 89 cm.



- The door to the bathroom is hinged on the right and the handle height is 1 m high. The width of the door opening is 55 cm wide. The toilet seat

height is 43 cm with 20 cm space from each side to the wall. The sink height is 87 cm. The door opening into the shower is 43 cm wide with the step into the shower being 6 cm high. The shower has a moveable shower head and the shower controls are 110cm in height.



- The hut has ceiling spot light and 2 side lights. There is also a desk and low level chair.



## Outside Area and Facilities

- The outside area has table and chairs, fire pit and a BBQ.



## Additional Information

- Heating is by solar panels.
- The Guest Information file is stored in the lounge area.
- Mobile phone reception is variable.
- **The beds have feather pillows and duvets with Egyptian cotton bed linen. Poly cotton pillows can be provided upon request.**
- The property is no smoking throughout, although smoking is permitted in the outside areas.
- Dogs are allowed within the property and grounds.
- The fire assembly point is at the rear of the car parking area for Blencowe Hall.

## **Contact Information**

Address : Rowan Retreat, Blencowe Hall, Blencowe, Penrith, CA11 0DF

Email : [info@therowleystates.com](mailto:info@therowleystates.com)

Website : [www.therowleystates.com](http://www.therowleystates.com)

Grid Reference : NY 45017 32606

Local Accessible Taxi : Abbey Taxi 07789 023023 or Town Taxi 01768 868268

Local Public Transport : Penrith Train Station

Hours of Operation : Open all year

## **Future Plans**

- We will review our property through feedback from our guests and make changes accordingly.
- We welcome your feedback to help us continuously improve. If you have any comments please feel free to email us.



This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Rowan Retreat, Blencowe Hall, Blencowe, Penrith**

### **Introduction**

The Shepherds hut is architect-designed to enhance space and comfort and is located by the River Petteril close to the grounds of the Grade I listed Blencowe Hall Estate near the small village of Blencowe, which is situated on the edge of the Lake District, about 7 miles from Lake Ullswater. The Hut is situated along a short track by the River Petteril.

We look forward to welcoming you to Rowan Retreat. If you have any queries or require any assistance please phone 07968 258234 or email [christine@therowleystates.com](mailto:christine@therowleystates.com).

### **Pre-Arrival**

- There is full information about Rowan Retreat on the website at <http://www.therowleystates.com>
- You can find our location and address at <http://www.therowleystates.com/maps/>
- Written directions (posted or e-mailed) are available on request – please contact Christine Rowley at least one week before your stay at [christine@therowleystates.com](mailto:christine@therowleystates.com).
- Bookings and enquiries can be made via email at [info@therowleystates.com](mailto:info@therowleystates.com) or by telephone on 44(0)7968 258234.
- The nearest bus stop is in Penrith, approximately 6 miles away.
- The nearest train station is in Penrith (West coast rail line) which is 6 miles away.
- There are accessible taxis at the station.
- If you require this information in a different format, please contact Christine Rowley via email ([christine@therowleystates.com](mailto:christine@therowleystates.com)).
- This access statement is available on our website and in the 'Guest Information file' in the property.



## **Key Collection, Welcome and Car Parking**

- The parking area for the shepherds hut is on the LHS of the gravelled entrance drive immediately to the left fork signposted Cazenovia Hall, Riverain & Wythburn Cottage next to the sandstone wall by the lane in front of Blencowe Hall.

The what3words address for the shepherds hut parking area is  
///fired.blinking.entrusted

- At the LHS of the gravelled parking area, there is a small wooden store with three doors holding trolleys within for use in carrying your belongings to your Retreat and for any other carrying you require during your stay. The code is the same as for your shepherds hut key safe. You are welcome to keep your cart by your hut if you would like during your stay. Please will you return your cart to your section of the store when not in use at your hut. From left to right, the doors are allocated to Elm, Hawthorn and Rowan Retreats.

If you would prefer to drop off your belongings at the shepherds hut using your car (and the ground is dry enough to travel safely over the gravel track in your vehicle), the entrance gate to the shepherds huts area is on the left hand side of the public road leading from Blencowe to Greystoke across the road from the parking area and about 10 meters from the entranceway to Blencowe Hall. The combination for the padlocks on the vehicular gates is 7124. Please do not move the wooden sleepers which limit the vehicular approach to the shepherds huts as these last sections of the approach to the huts are not suited to vehicular access.

The shepherds huts are located a short walk across the field along the gravel track. Elm Retreat is the first hut reached, Hawthorn Retreat is the second and Rowan Retreat is the third and last hut located along this gravelled access track.

- The key for the door is in a coded key safe – details of the location and code will be sent to you by us prior to your holiday.

## Rowan Retreat Shepherds Hut



Access from the gravelled track is downwards of approximately 30 metres to Rowan Retreat hut.



- There are 4 steps up to the entrance to the hut with each step being approximately 20 cm high.
- There are double opening doors (outwards) with an entrance 1.3 metres wide. The door handles are 98 cm high from the top step.

- Light switches are to the right of the door. Open plan kitchen, living and bedroom area has oak flooring. There is a foam fire extinguisher and fire blanket on the wall between the door and bed. The opening to access the double bed is 88 cm wide and mattress height is 75 cm.
- The space between the mattress and roof is 140 cm.



- The kitchen area contains a gas hob and under counter oven and a small under counter fridge. The work top height is 89 cm.



- The door to the bathroom is hinged on the right and the handle height is 1 m high. The width of the door opening is 55 cm wide. The toilet seat

height is 43 cm with 20 cm space from each side to the wall. The sink height is 87 cm. The door opening into the shower is 43 cm wide with the step into the shower being 6 cm high. The shower has a moveable shower head and the shower controls are 110cm in height.



- The hut has ceiling spot light and 2 side lights. There is also a desk and low level chair.



## Outside Area and Facilities

- The outside area has table and chairs, fire pit and a BBQ.



## Additional Information

- Heating is by solar panels.
- The Guest Information file is stored in the lounge area.
- Mobile phone reception is variable.
- **The beds have feather pillows and duvets with Egyptian cotton bed linen. Poly cotton pillows can be provided upon request.**
- The property is no smoking throughout, although smoking is permitted in the outside areas.
- The fire assembly point is at the rear of the car parking area for Blencowe Hall.

## **Contact Information**

Address : Rowan Retreat, Blencowe Hall, Blencowe, Penrith, CA11 0DF

Email : [info@therowleystates.com](mailto:info@therowleystates.com)

Website : [www.therowleystates.com](http://www.therowleystates.com)

Grid Reference : NY 45017 32606

Local Accessible Taxi : Abbey Taxi 07789 023023 or Town Taxi 01768 868268

Local Public Transport : Penrith Train Station

Hours of Operation : Open all year

## **Future Plans**

- We will review our property through feedback from our guests and make changes accordingly.
- We welcome your feedback to help us continuously improve. If you have any comments please feel free to email us.