

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 Birch Retreat, Melmerby Hall Woodland, Penrith

Introduction

The Shepherds hut is architect-designed to enhance space and comfort and is located in woodland within the grounds of the Grade II listed Melmerby Hall Estate in the small village of Melmerby, in the Eden Valley, 9 miles from Penrith and 14 miles from Lake Ullswater.

We look forward to welcoming you to Birch Retreat. If you have any queries or require any assistance please phone 07968 258234 or email christine@therowleystates.com.

Pre-Arrival

- There is full information about Birch 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.
- Bookings and enquiries can be made via email at info@therowleystates.com or by telephone on 44(0)7968 258234.
- The nearest bus stop is in Penrith, approximately 9 miles away.
- The nearest train station is in Penrith (West coast rail line) which is 9 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).
- This access statement is available on our website and in the 'Guest Information file' in the property.

Key Collection, Welcome and Car Parking

- The shepherds huts are accessed via a gated entrance which is located at the entrance to Melmerby Hall Woods and to the right of the Church. Follow the woodland track until you reach the huts Birch, Cedar and Maple.
- The what3words address for the shepherds hut parking area is –
///restored.normal.imply
- 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.

Birch Retreat Shepherds Hut



Access to Birch Retreat is via a gravelled access track and parking is provided directly beside the hut.

- There are four 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 1.2 metres wide. The door handles are 110 cm high from the top step. Threshold is 6 cm high.
- Light switches are to the right of the door. Open plan kitchen and living area has oak flooring. There is a foam fire extinguisher and fire blanket on the wall next to the wood fired stove.



- The kitchen area contains a gas hob and under counter oven and a small built in under counter fridge. The work top height is 92 cm.
- The living area contains fixed benches with seating cushions 50 cm high. A woodburning stove is situated in the corner behind the dining table. The dining table is 74 cm high.



- The hut has ceiling spot light and 2 side lights.
- The door to the bathroom is hinged on the left and the handle height is 108 cm high. The width of the door opening is 52 cm wide. The toilet seat height is 39 cm with 15 cm space from each side to the wall. The sink height is 86 cm. The bathroom has a corner shower with double opening doors which slide outwards. The door opening into the shower is 37 cm wide with the step into the shower being 6 cm high. The shower has a moveable shower head and the shower controls are 108cm in height.
- There are 2 bedrooms (either side of the bathroom) with double beds and wall lights. The bed height in each room is 71cm to top of mattress.



Outside Area and Facilities

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



Additional Information

- Heating is by mains electric from a wood chip biomass system and a wood burning stove.
- The Guest Information file is stored in the lounge area.
- Mobile phone reception is generally good.
- **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 Melmerby Hall.

Contact Information

Address : Birch Retreat, Melmerby Hall, Melmerby, Penrith, CA10 1HB

Email : info@therowleystates.com

Website : www.therowleystates.com

Grid Reference : NY 61161 37365

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.