



## **Briar Rigg House Access Statement**

Briar Rigg House is a sandstone and local green slate Victorian family home set in 2 acres of gardens in Keswick. We offer one guest bedroom and bathroom on the first floor and a guest sitting room on the ground floor. Whilst we aim to meet the needs of all our guests, there are some period features which may make access difficult for people of limited mobility. If you have any special requirements that we can help you with, please let us know.

### **Pre-Arrival**

- Briar Rigg House can be contacted by phone, email or post.
- Penrith is the nearest railway station and is c. 17 miles away. Regular bus services are available.
- Keswick's bus station is approximately 15 minutes' walk mainly on flat but with a slight hill nearer the house.
- Local taxis are available: Davies Taxis 017687 72676
- Full information about Briar Rigg House can be found on our website: [www.briarriggghouse.co.uk](http://www.briarriggghouse.co.uk)

### **Arrival & Car-Parking Facilities**

- Please advise us of your anticipated arrival time so that we can be sure we are here to welcome you.
- The 120 metre drive is made of tarmac and may be a little rough in places. Please park in the bay area in front of the pond.
- We are always happy to help with your luggage.
- Keswick Town Centre is approximately 10 minutes' walk – with a slight downhill initially and then mostly flat.

### **Main Entrance & Reception**

- The front door is 884mm wide with the bell on the right hand side.
- There is a small step into a small tiled entrance hall with one step into the main house.
- The reception area (4800 mm X 3600 mm) leads to both the main staircase and the second set of stairs. The guest sitting room is to the right as you enter the reception area.

## **General Public Areas**

- The guest bedroom and bathroom are situated on the first floor – 10 stairs with a banister and then 2 further stairs.
- All floor areas are carpeted except the guest sitting room which has stripped original floor boards and a large rug.
- The house is centrally heated throughout.

## **Guest Sitting Room**

- Breakfast is served on a table in the bay window with views across the garden to the hills. We are happy to cater for all tastes but if you have any special dietary requirements please let us know.
- The sitting room has comfortable furniture made up of a sofa with matching arm-chair, a desk and chair.
- A wood burning stove is lit in the cooler months for our guests.
- A flat screen TV with Sky Sports is attached to the wall.
- Wi-fi access is available.
- A CD player/digital radio is available for our guests.
- A large selection of books, maps and local information is available too.
- The weather forecast is printed daily for our guests and a newspaper is provided too.

## **Bedroom**

- An outer door with lock leads to a small (1000 mm X 1000 mm) space. A door leads to the bedroom on the left and another straight ahead to the bathroom.
- The bed is sleigh style king size with good access from both sides. Bedding is a feather duvet with high-quality organic bed linen. Non-allergenic pillows are available on request as are sheets and blankets.
- Bedside tables with matching lamps are next to each side of the bed.
- There is a comfortable sofa with side table and a lamp and a hanging mirror above the dressing table. A small cabinet containing tea and coffee making facilities sits on this.
- A digital radio and hair dryer are provided.
- Large wardrobes containing both hanging space and shelves are on the left of the room.
- Organic towelling bath robes and towels are provided.
- A torch is provided for guests' use.
- A black folder with tourist information, specifically about local pubs and restaurants is available.

## **Bathroom**

- The private bathroom has a shower, toilet and wash basin neatly fitted into a vanity unit.
- It is carpeted throughout and has a heated towel-rail, full-length mirror and lit mirror above the basin.
- Liquid handwash and shampoo are provided as well as complimentary individual handsoaps by the local award-winning Sedbergh Soap Company.

## **Gardens**

- Guests are very welcome to enjoy the garden, not least the breathtaking views.
- There is a brick patio overlooking the pond where guests can choose to have their breakfast in good weather.
- There is a tarmac path from the drive by the front door to a wooden deck with seating in the summer.
- The numerous established herbaceous borders frame the lawns and in the lower end of the garden there are many vegetable and fruit beds as well as an established fruit orchard.
- The drive is flanked by mature trees and shrubs.

## **Additional Information**

- Mobile phone service is generally available throughout the guest accommodation.
- Wi-fi access is available too.
- A no-smoking policy is operated throughout all parts of the house and garden.
- Fire alarms are fitted with both smoke and heat detectors.
- If you have medications that need to be kept in the fridge, please let us know.
- We are happy to help with drying wet clothing and to provide an iron if requested.
- Bicycles can be locked in the garage.

## **Contact Information**

**Briar Rigg House, Brundhome Road, Keswick, Cumbria CA12 4NL**

**Telephone: 07884 9859391**

**E- mail: [accomm@briarrigghouse.co.uk](mailto:accomm@briarrigghouse.co.uk)**

**Website: [www.briarrigghouse.co.uk](http://www.briarrigghouse.co.uk)**