



## **Access Statement for Sundial Guest House Kendal**

### **Introduction**

Sundial Guest House is a 5 bedroom Late Victorian Town House offering ensuite and standard guest bedrooms. Whilst we aim to meet the needs of all our guests the age and design of the building might make access difficult for people with limited mobility to all our rooms. All but one of our guest rooms are on the first or second floors, the staircase is wide with deep treads and original pitch pine handrail. Rooms are not suitable for wheelchairs.

### **Pre-Arrival**

- Our address is 51 Milnthorpe Road Kendal Cumbria LA9 5QG.
- Our Telephone Number is +44 (0) 1539 724468.
- There is a bus stop 200 meters from the front entrance.
- The nearest main line train station is Oxenholme The Lake District, it is on the west coast main line; it is a 5 to 6 minute taxi drive from us.
- The nearest airport is Manchester, approximately 1 hour drive from us.
- Our web site [www.sundialquesthousekendal.co.uk](http://www.sundialquesthousekendal.co.uk) it shows pictures of our accommodation and further information about the services we are happy to provide.
- Our e-mail address is [info@sundialstays.co.uk](mailto:info@sundialstays.co.uk)
- Our Guest House is a Non Smoking establishment.
- We are unable to accommodate any pets in our Guest House.

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

- Please note Check-In is normally after 4pm and before 9pm. Earlier arrival may be possible by prior arrangement.
- We are situated on the main A6 opposite the Kendal College on a raised banking with an access road directly outside our front entrance.
- Guests may stop on the access road to drop off their luggage and or passengers. We will give directions to our car park, which is located at the rear of the guest house. (**NB** Car parking spaces are limited and need to be pre-booked)
- Our car park is marked into parking bays. It is a flat, level tarmac area. There is a doorway leading up the side of the house to the front door. The pathway is of block paving and sandstone flags and has a slight incline towards the front of the house.
- At night both the pathway & car park have lighting activated by PIR sensors.
- We can assist guests with luggage as required.

## **Main Entrance & Hallway**

- There is one 7" step at the front door leading to our porch.
- The porch has a carpeted area.
- The hallway is carpeted and approx 12"x 6" & 9"6' in height with 3 doors leading off it, one to the Guest Lounge room, one to Room 1 and one to our private home.
- The Hallway is illuminated with automatic lighting.

## **Guest Lounge**

- The guest lounge is approx 18"6'x 15" & 9"6' in height with a bay window to the front aspect of the house. The room itself is carpeted and illuminated by 2 wall lights & matching 6 bulb ceiling hung light fitting using low energy bulbs.
- There is a table with four chairs, one standalone armchair and a three person sofa. There is There are 5 rectangular tables with, 2 with 2 chairs, 1 with 4 chairs and 1 with 6 chairs. Tucked into one alcove is a bookcase displaying ornaments and books, in the other alcove is a small kitchenette incorporating fridge, microwave, kettle, sink, crockery, cutlery, salt/pepper and toaster.

## **Bedrooms**

- Rooms 1 on Ground Floor & room 5 on 1<sup>st</sup> floor have en-suite facilities consist of a shower, WC and wash basin. Complimentary toiletries are provided.
- Rooms 6, 7 & 8 on second floor have a shared bathroom, with shower, WC and wash basin. Complimentary toiletries are provided. (During Covid Pandemic these rooms can be booked by family only)
- Complimentary tea, coffee, sugar and fresh milk are provided in all bedrooms.
- Each room has a small fridge, crockery and cutlery for use during your stay.
- Hair dryers are located in a bedroom drawer.
- We have available, iron & ironing board, sewing materials and fans.
- Our beds are made-up with white laundered cotton bottom sheet and covered with a hollowfibre duvet. All pillows are hollowfibre filled. Blankets are stored (wrapped) in or on the wardrobe.
- There is a hanging facilities and reading lamps in each room. Seating and table is available in each room.
- Instructions in the event of a fire are located on the back of the bedroom doors. There are fire detectors in each room.

## **Stairs to 1st floor**

- The stair case is carpeted with a hand rail on the left-hand side & is approx 2"6' wide, there are 11 steps to the intermediate landing on which there is a glass panelled fire door.
- Three steps ahead take you to a fire exit door.
- Turning left carry on up 8 steps to the first floor landing of approx 6"x 5" with two doors and a further flight of stairs.

## **Stairs to 2<sup>nd</sup> floor**

- The stair case is carpeted with a hand rail on the left-hand side & is approx 2"6' wide, there are 10 steps to the intermediate landing with a large 3"6' square window then turning left a further 9 steps to the 2nd floor landing on which there is a sliding glass panelled screen & fire door.
- The landing is approx 12"x 4" with 5 doors leading to Rooms 6, 7, 8 the Shared Bathroom & a Fire Exit.

## **General Information**

- All rooms contain a TV, Alarm Clock, Hairdryer, Fridge and Tea & Coffee making facilities
- The whole house is centrally heated.
- All rooms have heat/smoke detectors & are linked to the fire alarm system.
- All stairs and corridors have Fire Call Points, Fire Extinguishers & Emergency Lighting. The location of these items along with evacuation instructions are on display in each of the bedrooms.
- We offer free Wi-Fi internet access.
- We have a lockable garage for safe & secure storage of bikes, with tyre pumps and puncture repair kits sometimes available.
  
- We welcome your feedback to help us continuously improve our facilities, if you have any comments please phone 01539 724468 or e-mail [info@sundialstays.co.uk](mailto:info@sundialstays.co.uk)