

Matson Ground Estate Company Ltd - Access Statement for Holiday Cottages							
	Elm How	Cruck Barn	Eagle Cottage	Helm Lune	Helm Eden	Helm Kent	Helm Mint
Introduction	House sleeping 8; access is by a farm track; about ½ mile from Patterdale	Converted barn sleeping 2; access is by a farm track; about ½ mile from Patterdale	House sleeping 4; access by a short steep private drive; 250m from centre of Glenridding	Apartments in a converted barn sleeping 5,4,4, and 2; access is by a private road about ½ mile from Bowness			
Pre-arrival	Booking via website/email/phone. Directions are sent in advance after payment in full. Floor plans to be available shortly.						
Arrival and car parking	Ample car parking. Stream between parking area and entrance to Elm How and Cruck Barn . about 20m walk from car to Elm How and another 20m to Cruck Barn . no steps . gravel and grass.		Drive-way up steep hill to parking area in front of house.	Ample parking. About 20m to paved area in front of flats. One step up from driveway to paved area.			
Main entrance	One step up to doorstep and one step down into hallway.	Shallow step up into hallway.	Shallow step up into hallway.	Two steps up, followed by 3 steps up to front door. One step up through front door.	Two steps up to front door and one step up as you enter.	External flight of steps to front door.	No further steps to front door.
Dining room	Level with kitchen	Combined with living/ kitchen	On level with kitchen and living room	On level with kitchen	In living room area	In living room area	Combined with kitchen area
Living room	One step up from kitchen	4 steps up from entrance hall	On level with kitchen / living / hallway	3 steps up to open plan living room area	On level with all rooms	On level with all rooms	Combined with bedroom/kitchen
Kitchen	Electric cooker and hob, microwave, d/washer	Combined with living room	On level with living / kitchen / hallway	On level with entrance hallway	On level with all rooms	On level with all rooms	Combined with living / bedroom
Laundry	washer in kitchen						n/a
Shop	n/a local facilities in Patterdale/Windermere						
Garden	Garden one step down from door at front of house	Grassy area up slope behind	Grassy area with bench and table . non level	Mown grass . not level	Patio area . one step down from front door	Use of shared lawn . down external flight of stone steps	Use of shared lawn area and wooden benches . on level from front door
Bedrooms	All on 1 st	On same	Both on 1 st	Both on	All on	Both on	Within

	floor reached up rough stone staircase	level as kitchen . 4 steps up from entrance area	floor up stairs from entrance hall	1 st floor	same level as other rooms	same level as other rooms	kitchen/living area
Bathrooms	Shower and wc on ground floor . 2 steps up from entrance hall. Bathroom on 1 st floor on same level as all bedrooms	On same level as entrance . 3 steps down from level of living room and bedroom	Wc on ground floor; bathroom on 1 st floor on same level as bedrooms	Bathroom on 1 st floor on same level as bedrooms . wc on ground floor on same level as kitchen . 3 steps down from living room area	On same level as other rooms	On same level as other rooms	On same level as other rooms
Emergency no	01539 729602; 015394 45756; 015394 43720						
Public transport nos							
Contact information	015394 43720; www.matsonground.co.uk ; info@matsonground.co.uk						