

Access Statement for Dunsford Guest House

Introduction

Dunsford Guest House is a traditional Victorian bed and breakfast provider utilising 4 bedrooms in a large house built in the 1890's.

Dunsford is strictly a non-smoking guest house and this also applies to the outside paved patio area and path leading up to the guest house. Any guest found to be smoking will be required to leave and pay their bill in full.

Dunsford has no bedrooms or toilet facilities on the ground floor and is unsuitable for a wheel chair user or anyone with mobility impairment.

You may contact Dunsford Guest House at any time if you require any further information or assistance, this may be done by one of the following

- ❖ Phone – 01768775059
- ❖ Email – richard@dunsford.net
- ❖ Post – 16 Stanger Street, Keswick, Cumbria CA12 5JU

Pre-Arrival

- ❖ Dunsford does not have a public phone. The nearest public phone box is 150m next to the post office.
- ❖ Dunsford is approximately 400m from the bus/coach station and is reached on a level walk.
- ❖ Dunsford is 18 miles from the nearest train station at Penrith.
- ❖ Local taxis will pick up and set down at Penrith – approximate cost £30.
- ❖ The bus to Keswick from Penrith stops at the train station departing at 25 minutes past the hour and is therefore very accessible. www.stagecoachbus.com
- ❖ Dunsford is close to the centre of Keswick – level walking approximately 3 minutes – for all shops, pubs and restaurants.

Arrival & Car Parking Facilities

- ❖ Dunsford Guest House has a private car park at the rear of the property. This is reached by a driveway 20 yards on the right up Stanger Street. Turn into the driveway and left at the top of the drive this will bring you around the back of the property and you may park either side of the black car port. There is sufficient parking for all guests.
- ❖ On road parking is available on Stanger Street and there are no restrictions.
- ❖ We ask guests to offer an estimated time of arrival so we can be on hand to help guests with their luggage.
- ❖ We are always here when guests arrive to welcome them and assist with parking and luggage that may need to be carried. The luggage is brought through the owner's private rear entrance by the resident owner.
- ❖ Access for guests to Dunsford is made by the main front door.
- ❖ There is no rear access for guests to the guest house.
- ❖ There are 4 steps leading up to the front door of the main entrance.
- ❖ Please note that we are unable to accommodate pets, guide dogs or children under 16.

Main Entrance and Reception

- ❖ Dunsford has only one entrance for guests; at the front of the house. There is a path 12' x 3' 10" leading to the main entrance. There is a small step 6" which leads from the path to the paved patio area. The paved patio has a bench seat and patio table and chairs for guest use.
- ❖ There are 4 steps which lead from the path to the main entrance as follows
- ❖ Step 1 – 8 ½" high
- ❖ Step 2 – 7" high
- ❖ Step 3 – 6 ½" high
- ❖ Step 4 – 4" high
- ❖ Outer door leading to vestibule is 2' 6" wide.
- ❖ The vestibule is 4' x 3 ½'.
- ❖ Inner door leading to hallway is 2' 6" wide.
- ❖ Hallway 11' x 3 ½' with central heating radiator.
- ❖ Bells to ring for attention are situated beside the main outside front door and also by the inner vestibule door.
- ❖ The inner door, which has stained leaded lights, is closed at all times for security.
- ❖ The outer door is closed when we retire in the evening. Both doors can be opened by the keys provided to our guests.
- ❖ Guests are given one key to the house and one to their own room. The house is seldom left empty for any length of time.
- ❖ There is no seating at the entrance.

Public Areas – General {Internal}

- ❖ Hallway leads to 11 stairs each 7" high to half landing - further
- ❖ 5 stairs 7" high to first floor with 2 bedrooms - further
- ❖ 10 stairs 7" high to second half landing - further
- ❖ 7 stairs 7" high to second floor with 2 bedrooms
- ❖ Dunsford does not have a lift or stair chair.
- ❖ All guest bedroom doors are 2' 6" wide and close automatically, they are locked with keys provided to each guest on arrival.
- ❖ Dunsford is carpeted throughout.
- ❖ All stairs have solid wood banisters on the left side and the wall on the other. They do not have banisters on both sides.
- ❖ There are no public toilets at Dunsford. Each guest room has its own ensuite.
- ❖ All landings are well lit and equipped with emergency lighting.
- ❖ Smoke detectors and fire alarms are fitted.
- ❖ There are fire extinguishers on the first, second floor landings and dining room.
- ❖ There are fire notices next to each fire alarm on the first and second floor landings and the hallway.

Dining Room

- ❖ The breakfast room is on the ground floor and is brightly lit, with central heating radiators and has a fire extinguisher.
- ❖ All chairs have seat pads.
- ❖ Tables are set for two and there is no set seating arrangements.
- ❖ Printed menus are on each table.
- ❖ We cater for vegetarians providing meat free bacon and sausage as an alternative.
- ❖ Dunsford does not have a bar and cannot provide alcoholic drinks.

Laundry

- ❖ Dunsford does not have a public laundry. The nearest laundry is approximately 200 m and is coin operated or a laundry service is available if you wish to collect finished laundry later.

Shop

- ❖ Dunsford does not sell shop items.

Bedrooms

- ❖ The bedrooms are not suitable for wheelchair use.
- ❖ All rooms are 100% carpeted.
- ❖ All rooms have the following:-
- ❖ Double bed, wardrobe, drawers, hospitality tray, glasses and water, tissues, kitchen roll, remote control t.v., clock radio, bedside lamp, basin with hot and cold taps, hand wash and lotion, mirror and light above, razor point, hairdryer, individually thermostatically controlled radiator, ensuite room. Towels are provided. An information pack is available.

En-suite Shower Room

- ❖ The showers have corner opening sliding doors, 1 to the left and 1 to the right.
- ❖ The showers do not have support rails
- ❖ The water temperature is thermostatically controlled via settings chosen by the guest.
- ❖ Toiletries are supplied.
- ❖ The toilet is a standard toilet with flush handle.

Grounds and Gardens

- ❖ The bench and patio table and chairs on the front paved patio are for guest use.

Additional Information

- ❖ There is a full Fire Risk Assessment in place at Dunsford Guest House.
- ❖ Each room has a smoke detector.
- ❖ Each room and landing has a notice indicating the fire exit route.
- ❖ Fire extinguishers, in the public areas, are on the first floor landing, second floor landing and the dining room and are checked each year. New extinguishers were replaced in February 2008.
- ❖ Medication can be stored in the owner's fridge is required.
- ❖ The resident owner is available at all times.
- ❖ A day bell on the owner's private door {next to the dining room} is provided to call for assistance.

Contact Information

- ❖ Address: 16 Stanger Street, Keswick, Cumbria CA12 5JU
- ❖ Telephone: 017687 75059
- ❖ Fax: No Fax
- ❖ Email: richard@dunsford.net
- ❖ Website: www.dunsford.net
- ❖ Contact hours: 7.30am – 11.00pm