

RYSDALE GUESTHOUSE
ROTHAY ROAD
AMBLESIDE
CUMBRIA
LA22 0EE

ACCESS STATEMENT

INTRODUCTION

Rysdale Guesthouse provides bed and breakfast accommodation in the small Lakeland town of Ambleside and is ideally situated on Rothay Road with Knott Street immediately behind. Rysdale is a traditional Edwardian Lakeland house and dates back to December 1905. The house retains several original features, has high ceilings, spacious rooms and offers spectacular views of the surrounding fells and mountains.

Guest facilities on the ground floor comprise of a dining room and guest lounge with guest accommodation/bedrooms on the 3 floors above. All bedrooms on all floors are only accessible by stairs. The stairs to the bedrooms on both the first floor and second floor are wide with excellent banisters and have a gentle angle of approach offering excellent access. From the entrance hall 14 steps lead to a first landing area. A turn of 180° and 3 more steps leads to bedroom 1, 2, and 3. The second staircase of 12 steps leads to a second landing area and bedroom 4 followed by a turn of 180° and 5 more steps onto the second landing and bedroom 5, 6, and 7. A narrower, turning staircase of 15 steps leads to bedroom 8 and 9 at the top of the house. This staircase may cause difficulty for those with limited mobility. There is no wheelchair access to any of the bedrooms.

Rysdale Guesthouse is non-smoking throughout.

ARRIVAL

Please inform us of your expected/anticipated time of arrival so that we are here to meet, greet and welcome you to Rysdale.

To ensure rooms are ready, particularly at busy times, we ask that guests do not arrive until early afternoon. However, if guests wish to come earlier we are happy to look after your luggage until the rooms are ready.

We can park two cars on our private drive and can supply discs for street parking (one hour) between 10am and 6pm. Any guests parked on our drive may be kindly asked to leave their car keys in an appropriate place should there be need to move the car.

After the completion of appropriate registration forms, all guests are always shown to their rooms and informed of the basic, appropriate but necessary information aimed at helping to ensure a safe, comfortable and enjoyable stay.

MAIN ENTRANCE

Rysdale has 2 entrances, one on Rothay Road and one accessed from our private drive at the back of the house off Knott Street. We ask guests to use the front door entrance (Rothay Road) which has 2 steps and leads into a good sized entrance lobby and a second 'inside' front door which has one step. The front door is always

open and when closed at night remains unlocked. The second 'inside' front door is always locked for which guests have their own key together with their bedroom key.

There is access into Rysdale through the back door under special/exceptional circumstances only and only when supervised or accompanied.

PRE-ARRIVAL

Rysdale is situated at the top end of Rothay Road on the right hand side overlooking White Platts recreation ground. All the shops, inns and restaurants are within a few minutes strolling distance.

Lake Windermere at Waterhead is approximately 1 mile.

The bus stops are just 'round the corner' with buses running frequently to Windermere, Kendal, Coniston, Grasmere and Keswick.

The nearest railway station is in Windermere, approximately 4 miles away, with good rail links to Oxenholme on the West coast main line and onward destinations.

Several local taxi companies offer a reliable service and we will contact them on your behalf.

Our website, www.rysdalehotel.co.uk provides a comprehensive guide to our accommodation together with a short video and photographs of our guest areas and bedrooms, breakfast menu and the ability to be able to book on-line using Go-Lakes.

You may contact us by telephone or e-mail.

We do not provide information, at this moment in time, in Braille.

We do not take children under 4 years of age.

We do not take pets.

GUEST ACCOMMODATION – PUBLIC AREAS

The entrance hall leads to the dining room to the right, the guest lounge in front and the stairs to the bedroom on the left hand side. There are no steps into the dining room or the guest lounge.

A detailed description of the stairs to the various landings and guest bedrooms can be found in the INTRODUCTION.

All the bedrooms are accessed by wide doors/entrances which are all fitted with door-closers.

There are radiators in all bedrooms which are thermostatically controlled for personal comfort.

There are no public bathrooms.

DINING ROOM

The dining room is on the ground floor at the front of the house and offers easy access with views of the church and fells. Each table has on it the number of a bedroom for use by those guests of that particular bedroom. The tables are laid accordingly to serve guests' needs. A self-service system is in operation for cereals, grapefruit, fresh fruit, prunes, yoghurts, fresh orange juice etc. The main breakfast together with tea, coffee and toast is served to all guests. A breakfast menu is placed in each bedroom every morning and guests are asked to select their breakfast for the following morning, menus being placed in a folder in the entrance hall before guests go out for the evening. The dining room is carpeted and heated.

GUEST LOUNGE

To the left of the dining room is the guest lounge. This is carpeted, centrally heated and contains maps, magazines, books, novels and information leaflets for a variety of Lakeland attractions.

An ingle-nook fireplace and log/coal burning stove enhances the guest lounge.

GUEST BEDROOMS

Rooms 1 and 2 are on the first floor and are en-suite. Room 3 is on the first floor and has a separate private bathroom across the landing accessed by 3 steps. The bathroom is very spacious with shower, large sink and W.C. There are no steps into any of the rooms from the landing areas.

Rooms 4, 5, and 6 are on the second floor and are en-suite. Room 7 is also on the second floor but has a separate, private bathroom on the first landing accessed by 20 steps in total. There are no steps into the bedrooms from the landing areas.

Both the single rooms (rooms 3 and 7) that have separate bathrooms have good sized sinks in the bedrooms.

Rooms 8 and 9 are on the 'top' floor and both are en-suite.

All bedrooms are decorated and furnished to a very high standard and contain:-

Double bed or single bed with micro-fibre duvets and pillows (2 pillows per person) and decorative cushions and /or throws. Extra blankets are located in the wardrobes.

All rooms have wardrobes, chest of drawers, bedside cabinets, chairs (or leather sofa) and colour television.

A welcome/hospitality tray with tea/coffee making facilities, biscuits and chocolates (on arrival).

Each room has a hair-dryer, radio clock alarm and a bible together with a folder containing basic Rysdale information, 'fire' procedures and a second Lakeland folder containing leaflets for Lake District attractions. Breakfast menu.

All bedrooms have wide doorways.

BEDROOM 1 (FIRST FLOOR)

Our 'flexible' room – a super-king bed or 2 single beds. En-suite. Bedroom 1 also provides an emergency exit from the first landing out onto the fire escape at the rear of the property.

BEDROOM 2 (FIRST FLOOR)

Super-king bed. White French furniture. 2 chairs. En-suite.

BEDROOM 3 (FIRST FLOOR)

Single bed. Chair. Separate, private bathroom across the landing.

BEDROOM 4 (SECOND FLOOR)

Single bed. Chair. En-suite.

BEDROOM 5 (SECOND FLOOR)

Double bed and single bed. Chair. En-suite. Bedroom 5 also provides an emergency exit from the second floor landing out onto the fire escape at the rear of the building.

BEDROOM 6 (SECOND FLOOR)

Double bed. 2 chairs. White French furniture. En-suite.

BEDROOM 7 (SECOND FLOOR)

Single bed. Chair. Separate, private bathroom on the first floor landing.

BEDROOM 8 (TOP FLOOR)

Single bed. Chair. En-suite.

BEDROOM 9 (TOP FLOOR)

Double bed. White French furniture. 2 seater leather sofa. En-suite with bath and shower.

ADDITIONAL INFORMATION

Guests may sit in our garden area at the front of the house where there is a small bench seat.

There are fire extinguishers, emergency lighting (always illuminated) and smoke detectors on each landing with smoke detectors in all rooms. In the event of a fire an alarm will sound, please advise us if you have any hearing difficulties as we will ensure you are safely evacuated. The building can be evacuated through the main entrance onto Rothay Road, down the fire escape at the rear of the property, through bedrooms 1 and 5 which are fitted with automatic door openers or through the back door onto our private drive. The assembly point is in Knott Street at the back of the property.

Guests' food, drink or medical items can be stored in our fridge or freezer and personal belongings could be placed in our safe if required.

We always attempt to meet special dietary needs.

Mobile phone reception is generally good on O2 or Orange networks, others may have difficulty obtaining reception.

In accordance with the law, smoking is not allowed in any part of the house.