

Sunnyside Guest House

Access Statement

Introduction

Sunnyside Guest House is a 3 storey Victorian semi-detached property located on a quiet residential street, approximately 320 metres from the town centre. Due to the construction and layout of the building there are neither ground floor bedrooms nor wheelchair access to any guest rooms. We aim to cater for the needs of the visitors able to stay with us and the following statement is a summary of our provision.

If you have any specific questions please feel free to call us and we will endeavour to help.

Pre-Arrival

- Local transport – Keswick has an excellent bus service linking Penrith to Keswick and onwards to Workington. There are also buses that run between Keswick and many of the tourist towns of the Lake District, details of which we can provide. The main bus station is ½ mile away. The nearest train station is in Penrith which is approximately 17 miles away, linked to Keswick via the bus service. Keswick has several Taxi firms, details of which can be provided.
- If you have a dietary requirement please advise us prior to your arrival.
- We have a website which provides additional information and images of the property.
- You can contact us via phone or email (details below).

Arrival & Car Parking Facilities

- We are on one of the main residential streets in Keswick, a detailed location map is provided on our website.
- On arrival to the property, travelling up Southey Street, away from the town centre, our entrance is on the left, 40m after Helvellyn Street. The drive is flat and laid with stone chippings. Please note, there is public parking allowed on the road on both sides of our drive and therefore the entrance can be tight.
- There are marked areas for up to six cars
- The surface is level, flat with a stone path leading to the front door. There is an additional pedestrian entrance via a separate gate, which leads to the front entrance doorway.
- We can assist guests with luggage from their vehicle to their rooms.

Outdoor Facilities

- Seating is provided at the front of the building on slate chippings.

Main Entrance & Reception

- The front door has one small step, 5cm high and is 78cm wide.
- On entry into Sunnyside Guest House there is a hallway 1.5 by 1.5 metres.
- The floor has short pile carpet.
- There is a mixture of natural and electric lighting in the hallway.

Public Areas - General (Internal)

- The passage to the ground floor dining room and the stairs, which lead to the bedrooms and guest lounge is 88cm wide at the narrowest part and is well lit. The floor has short pile carpet. The dining room is on the same level as the entrance.

Public Areas - WC

- All bedrooms have their own toilet facilities.
- There are no additional, separate toilets available for public use.

Dining Room

- Breakfast is served in the dining room, which is located on the ground floor between the hours of 8am and 9am. If you require a slightly earlier or later breakfast we will try and be flexible.
- Table and chairs maybe able to be moved on request.
- Tables have an under space of 64cm by 69cm and height of 64cm (legs on each corner).
- There is a radio playing background music in the dining room but this can be turned up/off if required.
- Menus can be provided in large print by prior arrangement.
- The room is well lit and benefits from a large amount of natural light.

Stairs

- Stairs provide access to all guest bedrooms and the guest lounge. There are a total of 36 stairs split in to 4 groups with additional stairs leading off to rooms 1 and 2, and 4 and 5. The stairs are a minimum of 80cm wide and are well illuminated. In the case of a power failure there is emergency lighting.

Bedrooms

Bedroom 1

A double room located up two sets of stairs – the first has 9 stairs, with a hand rail on the right, the second set has 4 stairs but no hand rail, walled on both sides through an archway. Door width to the bedroom is 80cm.

- Fixed double bed with a height of 56cm (including Mattress).
- One 2 seater settee is in the room.
- Fitted short pile carpet on the floor.
- 40cm gap to the right hand side of the bed and the door way to the en-suite.
- Door width to en-suite shower room is 60cm.
- 27cm gap between toilet and wall.

Bedroom 2

A twin room located up two sets of stairs – the first has 9 stairs, with a hand rail on the right, the second set has 4 stairs but no hand rail as it goes through an archway. Door width to the room is 78cm

- Two single beds at a height of 56cm (including Mattress).
- One chair is in the room.
- Fitted short pile carpet on the floor.
- 25cm gap at the end of the first bed.
- Door width to en-suite shower room is 45cm.

Bedroom 3

A single room located up two sets of stairs – the first has 9 stairs, with a hand rail on the right, the second set has another 9 stairs with a hand rail on the right. Door width to the room is 77cm

- One single bed at a height of 50cm (including Mattress).
- One chair is in the room.
- Fitted short pile carpet on the floor.
- Door width to en-suite shower room is 63cm.

Bedroom 4

A double room located up four sets of stairs – the first has 9 stairs, with a hand rail on the right, the second set has another 9 stairs with a hand rail on the right, the third set has a further 9 stairs with a hand rail on the right and lastly there is a single step at a height of 23cm leading to the room. The door width to the room is 69cm

- Fixed king size bed with a height of 44cm (including Mattress).
- Two chairs are in the room.
- Fitted short pile carpet on the floor.
- 40cm gap between the bed and wardrobe upon entry to the room.
- This room has a beam across the ceiling at 1.8 metres.
- Door width to en-suite shower room is 60cm.

Bedroom 5

A double room located up four sets of stairs – the first has 9 stairs, with a hand rail on the right, the second set has another 9 stairs with a hand rail on the right, the third set has a further 9 stairs with a hand rail on the right and lastly there is a single step at a height of 23cm leading to the room. The door width to the room is 69cm

- Fixed king size bed with a height of 44cm (including Mattress).
- Two chairs are in the room.
- Fitted short pile carpet on the floor.
- 25cm gap between the bed and dressing table.
- This room has a beam across the ceiling at 1.8 metres.
- Door width to en-suite shower room is 60cm.
- Door height to en-suite shower room is 1.8 metres.

Bedroom 7

A single room located up four sets of stairs – the first has 9 stairs, with a hand rail on the right, the second set has another 9 stairs with a hand rail on the right the third set has a further 9 stairs with a hand rail on the right and lastly there are another 9 stairs with a hand rail on the right. The Door width to the room is 70cm

- One single bed at a height of 50cm (including Mattress).
- One chair is in the room.
- Fitted short pile carpet on the floor.
- Door width to en-suite shower room is 60cm.

Bedroom 8

A triple room located up four sets of stairs – the first has 9 stairs, with a hand rail on the right, the second set has another 9 stairs with a hand rail on the right the third set has further 9 stairs with a hand rail on the right and lastly there are another 9 stairs with a hand rail on the right. The door width to the room is 70cm

- Three single beds at a height of 50cm (including Mattress).
- Two chairs in the room.
- Fitted short pile carpet on the floor.
- Door width to en-suite shower room is 60cm.

Catering

All rooms have tea and coffee making facilities, fresh semi-skimmed milk is available free of charge and can be collected 24 hours a day from the fridge in the guest lounge on the second floor. Other drinks are available in the guest lounge. A limited range of confectionary is available at the main entrance on the ground floor.

Guest Lounge

The guest lounge is located up two sets of stairs, the first has 9 stairs with a hand rail on the right and the second set has another 9 stairs with a hand rail on the right. Door width to the room is 78cm. There are two single seats, a two seater settee and a three seater settee available. There is a guest fridge, which has available free of charge semi-skimmed milk and a range of chargeable cold drinks. Guests are also welcome to use the fridge to store their own products provided they are clearly labelled. The guest lounge has a radio/CD player for guest use and a wide range of books and games to use.

Shops and Restaurants

There are a wide range of shops in Keswick, the closest being a SPAR convenience store 161 metres away. Within 800 metres there are a wide variety of cafes and restaurants which will cater for most dietary requirements, details of which can be provided.

Additional Information

- We do not accept pets but assistance dogs are welcomed by prior arrangement.
- Mobile phone reception is acceptable and we provide free guest Wi-fi throughout the Guest House.
- All guest rooms have black-out blinds and curtains.
- The Guest House has a fully maintained fire alarm system, with emergency lighting and fire extinguishers on all floors. In the case of an evacuation the alarm will sound, please follow the evacuation procedure (details on the walls of every guest room), exit the building down the main stairs and out through the front door.
- We are a no smoking building.
- We hold a Gas Safety Certificate for all Gas appliances, which is updated annually.
- In September 2018 we were inspected by the Food Standards Agency and as a result received a Food Hygiene Rating of 5, the highest available. Both Paul and Nicola have a Level 2 in Food Safety in Catering

Contact Information

- Address: 25 Southey Street, Keswick, CA12 4EF
- Telephone: 017687 72446
- Email: enquiries@sunnysideguesthouse.com
- Website: www.sunnysideguesthouse.com
- Grid reference: NY268233
- Hours of operation: Arrivals 4 - 7pm, Departures by 10:30am (other times by arrangement)
- Emergency number: 999

Future Plans

We welcome your feedback to help us continuously improve if you have any comments please phone 017687 72446 or email enquiries@sunnysideguesthouse.com

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