



Access Information Statement (April 2026). The information below aims to accurately describe facilities and services we have here at

### **Hillcroft Park, Pooley Bridge.**

This site is on a natural fell side within the Lake District National Park. It is a large site with some steeply sloping contours. Some of the pitches are located on partially level land. The roads are joint vehicular and pedestrian use, approximately 3m wide, with some steeply sloped sections. There are speed bumps across the park. Lighting is by way of bulkhead lighting to the buildings along with roadside lights to a height of 1.5m

### **Contact Information**

For those wishing to contact Hillcroft Park by phone, please call 017684 86363. There is an answering machine for calls outside of Office Hours, or if all the lines are busy. Additional information can be gained from the web-site, [www.hillcroftpark.co.uk](http://www.hillcroftpark.co.uk)

### **Arrival and Parking facilities**

There is a mainline railway station at Penrith and the local Stagecoach bus service 508 from Penrith stops in Pooley Bridge. Hillcroft Park is a 5–10-minute walk away.

This site is on a steep hillside location with some wooded areas, with various level sections. Entry to the site is by a tarmac drive on a hillside, leading to an open area in front of reception. From here there is an ornate wrought iron gate, operated by a numeric coded pad at a height of 0.90m, accessible to most drivers. The exit barrier is automatic. Visitor parking is to the right-hand side of the open area, providing four marked parking bays, none specifically identified for disabled people. Disabled parking is permitted directly outside of the reception, although not marked. Late arrivals/overnight parking is shared with visitor parking. It is also possible to park immediately in front of the reception, for those arriving and checking in, giving again a short travel distance for those with limited mobility. The visitor parking area is approximately 5m from reception. Lighting is from lights on the corner of the reception building. All holiday home accommodation has its own adjacent designated parking space for one car in some cases two.

## Reception



The reception is located at the entrance to the park and is accessed by a ramp. The ramp is approximately 3m in length and 1.065m wide, with a gradient approximately 1:13. There are toughened glass panels on the outer side of the ramp.

The inward-opening door to reception has a 0.87m clear opening width, with toughened safety glass full length panel and a clearly identified handle at 1m high.

Internally, there is ample space for wheelchair users and seating. The counter is 1.12m high with access to a lower section of the counter to the side. There is no hearing enhancement system. The floor is a solid wood laminate and there is reasonable visual contrast. Lighting is provided by flush fitting ceiling lights.

## Shop



The shop is also located at the entrance of the park. It is accessed by a small ramp (1m) and has an inward-opening door with a small step (50mm) to get over. The door has a clear opening width of 0.75m, with toughened safety glass full length panel and clearly identified handle at 1m high. There is plenty of internal space. There is a counter in the shop at a height of 0.92.

## **Holiday Homes and Lodges**

The Holiday Homes and Lodges that are on the park are mostly privately owned with 20, holiday homes 2 Cottages and 1 house owned directly by the park and 7 privately owned used to hire out. Due to the gradient of the park and internal layouts, the accommodations do not have the easiest access for wheelchair users. The Portland and Retreat would be the best for those with less mobility, but not completely wheelchair friendly. This is an issue that the Owners are aware of and are working towards a solution. The layout of the park provides a tiered effect, with each row of Holiday Homes at a higher level than the row directly in front.

## **Hot Tubs**

Hot tubs are available to hire with the following accommodation;

Meadowbank Cottage

Meadowcroft Cottage

Retreat Lodge 9

Retreat Lodge 11

Retreat Lodge 12

Acorn Lodge 10 (Pet Friendly)

Acorn Lodge 25 (Pet Friendly)

Gainsborough 26 (Pet Friendly)

Ullswater House

## Dorchester 16 Lodge



The Dorchester 16 is approximately 120m from the reception. The Dorchester has wooden decking with 2 steps up to it. There is ample parking for a family car adjacent to the holiday home:

- The entrance door has an opening width of 0.72m with a grey double-glazed door with a full-length toughened glass panel and a black handle at a height of 1.06m.
- You then enter into an open plan Kitchen/Dinning/Lounge area.
- The Kitchen worktops are 0.91m high with cupboards, a dishwasher and a washing machine built in below it. A gas hob sits at the same height as the worktops. The Microwave is positioned approximately 1.1m above the floor in a bank of units incorporating an integrated fridge freezer.
- Internally all the cupboard and door handles are a contrasting colour to make them stand out.
- All the chrome finished light switches are at a height of 1.26m and the electrical outlets are either just above the worktops in the kitchen or 0.25m off the floor throughout the rest of the Holiday Home.
- In the Lounge there are sliding patio doors which open to a width of 1.31m out onto the wooden decking. Internally the handles and doors are white, externally they are black. There is a TV to the right of the fireplace.
- From the Kitchen there is a Hallway with a width of 0.75m leading to 2 bedrooms and a family shower room. The Hallway door has an opening width of 0.570m.
- The Family Shower Room door has an opening width of 0.51m and leads into a modern design room consisting of a standard W/C and Wash Basin and a shower cubicle measuring 0.95m x 0.7m. The cubicle door is of a bi-folding design and has an opening width of 0.7m.
- The twin bedroom has a door opening width of 0.51m and contains 2 x 3' wide single beds, a small bedside cabinet and a single wardrobe.
- The Main Bedroom has a door opening of 0.51m and contains a King-size bed. There is a walk-in wardrobe with a 0.51m clear opening, an en-suite with a standard W/C, washbasin and a bath with a shower above the taps. The shower cubicle has an opening width of 0.56m. There is a vanity unit in the Main Bedroom at a height of 0.71m with knee room below it and drawers to either side.
- All the floor coverings are a contrasting colour to the walls

## Sherwood 23



The Sherwood 23 is approximately 120m from the reception. The Sherwood has wooden decking with 2 steps up to it. There is parking for a family car adjacent to the holiday home:

- The entrance door has an opening width of 0.7m with a grey double-glazed door with a full-length toughened glass panel and a black handle at a height of 1.12m.
- You then enter into a small hallway with a worktop to the left at a height of 0.91m.
- In the kitchen the worktops are 0.91m high with Cupboards and a dishwasher below. A gas hob and a black sink are incorporated into the worktops. The Microwave, fridge freezer and the oven are built into a bank of units on the left as you enter the kitchen.
- Internally all the cupboards and door handles are of a contrasting colour to make them stand out.
- All the chrome finished light switches are at a height of 1.2m and the electrical outlets are either just above the worktops in the kitchen or at a height of 0.15m throughout the rest of the Holiday Home.
- In the Lounge there is a sliding patio door which opens to a width of 1.72m out onto the wooden decking. Internally the handles and doors are white, externally they are grey. There is a TV on the wall above the fireplace.
- The hallway has a width of 0.61m and leads to 2 bedrooms and a family bathroom.
- The family bathroom door has an opening width of 0.51m and leads into a modern design room consisting of a standard W/C and Wash Basin and a bath with a shower above the taps. The bath screen is of a bi-folding design. Another door leads directly into the 2<sup>nd</sup> bedroom.
- The twin bedroom has a door opening width of 0.51m and contains 2 x 3' wide single beds, a small bedside cabinet and a large single wardrobe.
- The Main Bedroom has a door opening of 0.51m and contains a King-size bed and a double wardrobe. The en-suite contains a standard W/C, washbasin and a shower cubicle. The shower cubicle door has an opening width of 0.38m. There is a vanity unit in the Main Bedroom at a height of 0.80m with knee room below it.
- All the floor coverings are a contrasting colour to the wall.

## Holicombe and Ullswater Lodges.



These Lodges have ample parking spaces adjacent to each Lodge. Access is via a couple of steps onto a wooden decking, which extends down the door side and along the front. Some of these Lodges are Pet Friendly. All the lodges have the following characteristics:

- The main door is half glass and half panel, in brown UPVc with chrome handles at a height of 1.00m and an opening width of 0.76m. This leads into a hallway of 0.96m wide.
- All the light switches are at a height of 1.40m and the electric sockets are either above the kitchen worktop or at a height of 0.45m from the floor.
- From the hallway there are doors of 0.57m width leading to two bedrooms and a family bathroom. The hallway is 0.96m wide.
- All the doorways are 0.57m wide unless stated otherwise and have contrasting handles.
- The family bathroom includes ample space and a modern, standard size W/C and hand basin. The bath sides are 0.56m high and incorporate an over the bath shower and shower screen. The shaving point is 1.40m high and the light switch is 1.11m high on the wall in the hallway.
- The main bedroom has a double bed and vanity unit (0.80m). There is an en-suite (doorway 0.52m) including a half round shower (0.40m opening) W/C and hand basin. The shaving point is 1.40m high and the light switch is 1.11m high on the wall in the bedroom. There are overhead lockers (1.65m) above the bed and a double wardrobe with drawers at the bottom for storage.
- The twin bedroom contains 2 x 3' single beds and a single wardrobe. There are overhead lockers (1.65m) above the beds.
- The kitchen/dinning/lounge area is an open plan layout with patio doors (1.250 opening width) leading out onto the decking at the front. There is a wall mounted TV above the fire place.
- The kitchen includes a worktop at a height of 0.90m with built in units. There is an upright fridge/freezer, dishwasher and under counter oven and grill. The hob sits at the same height as the worktops. The microwave is 0.53m above the worktops in its own housing.
- All the floor coverings are a contrasting colour to the walls.

## Gainsborough 31



The Gainsborough is approximately 150m from The Reception. It has wooden decking with 3 steps up to it and a handrail up the left hand side of the steps and parking for a family car at the rear of the unit.

- The entrance door has an opening width of 0.625m with an anthracite-coloured double-glazed door with a full-length toughened glass panel and black handles at a height of 1.03m.
- You will enter into the kitchen where the worktops are 0.900m high with cupboards. The appliances consist of an integrated fridge/freezer, a built-in dishwasher and washer dryer below the worktops. A gas hob sits at the same height as the worktops. The microwave is positioned approximately 1.26m above the floor and sits above the mid-level oven and grill. The high-level kitchen units are 0.04m above the worktop.
- Internally all the cupboard doors are a dark blue with a matt finish and have gold, contrasting handles.
- All the chrome finished light switches are at a height of 1.4m and the electrical outlets are either just above the worktops in the kitchen or at a height of 0.25m throughout the rest of the holiday home.
- In the lounge there are sliding patio doors which open to a width of 1.13m out onto the decking (2.99m x 5.00m). Internally the doors are white with black handles.
- The lounge also includes a modern corner unit sofa and a coffee table along with a wall mounted TV.
- The dining table, within to the kitchen area, is a standard height and has a wooden effect top and grey wooden legs and comes complete with 4 dining chairs.
- The hallway has a width of 0.70m leading to 3 bedrooms and a family shower room. The hallway door has an opening width of 0.670m.
- The family shower room door has an opening width of 0.53m and leads into a modern design room consisting of a standard W/C and wash basin and a shower cubicle measuring 1.00m x 0.73m. The cubicle door is of a bi-folding design and has an opening width of 0.9m.
- The twin room has a 0.53m wide door and contains 2 x 2'4" wide single beds and a bedside cabinet in-between. There is a single wardrobe with 3 drawers and a wall mounted mirror on the left of the room.
- The main bedroom has a door opening of 0.51m and contains a king-size bed and wall mounted TV. There is a double wardrobe and an en-suite with a standard W/C, wash basin and shower cubicle.
- All the floor coverings are a contrasting colour to the wall.

## Gainsborough 26 Hot tub and Pet Friendly

## Gainsborough 29 Pet Friendly



The Gainsborough's are approximately 150m from The Reception. Gainsborough 26 has wooden decking with 4 steps onto a landing of 850 x 880cm and a further 3 steps onto the decking and ample parking for 2 vehicles at the front of the unit. This accommodation is pet friendly. Gainsborough 29 has 1 Flagstone step to the entrance up a step. Gainsborough 26 has a hot tub.

- The entrance door has an opening width of 0.625m with an anthracite-coloured double-glazed door with a full-length toughened glass panel and black handles at a height of 1.03m.
- You will enter into the kitchen where the worktops are 0.900m high with cupboards. The appliances consist of an integrated fridge/freezer, a built-in dishwasher and washer dryer below the worktops. A gas hob sits at the same height as the worktops. The microwave is positioned approximately 1.26m above the floor and sits above the mid-level oven and grill. The high-level kitchen units are 0.04m above the worktop.
- Internally all the cupboard doors are a dark blue with a matt finish and have gold, contrasting handles.
- All the chrome finished light switches are at a height of 1.4m and the electrical outlets are either just above the worktops in the kitchen or at a height of 0.25m throughout the rest of the holiday home.
- In the lounge there are sliding patio doors which open to a width of 1.13m out onto the decking (2.99m x 5.00m). Internally the doors are white with black handles.
- The lounge also includes a modern corner unit sofa and a coffee table along with a wall mounted TV.
- The dining table, within to the kitchen area, is a standard height and has a wooden effect top and grey wooden legs and comes complete with 4 dining chairs.
- The hallway has a width of 0.70m leading to 3 bedrooms and a family shower room. The hallway door has an opening width of 0.670m.

- The family shower room door has an opening width of 0.53m and leads into a modern design room consisting of a standard W/C and wash basin and a shower cubicle measuring 1.00m x 0.73m. The cubicle door is of a bi-folding design and has an opening width of 0.9m.
- The 1<sup>st</sup> twin bedroom has a door opening width of 0.53m and contains 2 x 3' wide single beds, a small bedside cabinet, a wardrobe with 2 drawers inside and a mirror on the wall to the right as you enter the room
- The second twin room has a 0.53m wide door and contains 2 x 2'4" wide single beds and a bedside cabinet in-between. There is a single wardrobe with 3 drawers and a wall mounted mirror on the left of the room.
- The main bedroom has a door opening of 0.51m and contains a king-size bed and wall mounted TV. There is a double wardrobe and an en-suite with a standard W/C, wash basin and shower cubicle.
- All the floor coverings are a contrasting colour to the wall.

## Aspen



The Aspen has wooden decking across the front and extends along the side to the side door and has 3 steps up onto the wooden decking area, with ample parking for a family car adjacent.

- The entrance door has an opening width of 0.725m with a green double-glazed door with a full-length toughened glass panel and black handle at a height of 1.00m.
- You then enter into an open plan kitchen/dinning/lounge area with a cloak cupboard and an integrated 70/30 fridge freezer immediately on the right.
- The kitchen worktops are 0.900m high with cupboards, dishwasher and oven and grill below it. A gas hob sits at the same height as the worktops. The microwave is positioned approximately 0.5m above the worktop in a separate housing at the same height above the worktop as the wall mounted kitchen cupboards.
- Internally all the cupboard and door handles are a contrasting colour to make them stand out.
- All the light switches are at a height of 1.4m from the floor and the electrical outlets are either just above the worktops in the kitchen or at a height of 0.25m throughout the rest of the Holiday Home.
- In the lounge there are sliding patio doors, which open to a width of 1.32m onto the decking. Internally the handles are black and doors are white, externally the doors are green and the handles are black. There is a TV on a low cabinet.
- From the kitchen there is a hallway with a width of 0.65m leading to 2 bedrooms and a family shower room. The hallway door has an opening width of 0.570m.
- The family shower room door has an opening width of 0.51m and leads into a modern design room consisting of a standard W/C and wash basin and a shower cubicle measuring 1.00m x 0.73m. The cubicle door is of a bi-fold design and has an opening width of 0.75m.
- The twin bedroom has a door opening width of 0.51m and contains 1 x 2'6" and 1 x 3' wide single beds, a small bedside cabinet and a single wardrobe with 3 drawers below.
- The main bedroom has a door opening of 0.57m and contains a king-size bed. There is a wardrobe at the end of the bedroom, an en-suite with a standard W/C, wash basin and a shower cubicle. The shower cubicle has an opening width of 0.75m. There is a dressing table in the main bedroom at a height of 0.70m with knee room below it.
- All the floor coverings are a contrasting colour to the walls.

## Retreat Lodge 9



The Retreat is situated approximately 90m uphill from the reception. It is easily accessible and has 4 steps up onto the wooden decking area. The parking area is to the rear of the lodge. The decking area is down the side of the Lodge and extends along the full width of the Lodge at the front where the hot tub is located.

- The entrance door is of grey UPVc construction with 4 toughened glass panels and an opening width of 0.73m. The handle is contrasting chrome and is 1.04m off the decking. There is a small step up of 0.10m from the decking into a small porch area in front of the door.
- You then enter into a cloakroom with a light oak wooden floor, which leads into the hallway.
- Turning to the left, you enter into a very modern style open plan kitchen/diner/lounge area with flush fitting ceiling lights and pendant lights.
- The lounge contains 2 sofas and a contrasting chair. There is a wall mounted TV above the fire surround and electric fire.
- There is a sliding patio door on the front of the Lodge with an opening of 0.8m when fully opened.
- The dining area contains a wooden table and 4 chairs.
- The kitchen has marble worktops at 0.9m with cupboards, dishwasher, drinks chiller and an integrated fridge freezer. The microwave is housed at eyelevel and sits above the mid height oven. There is a stainless-steel sink set into the worktop. A gas hob sits at the same height as the worktops. The cupboard doors are fitted with contrasting chrome handles.
- In the centre of the kitchen there is an island unit.
- All the light switches are at a height of 1.0m and the electrical sockets are 0.45m off the floor (except in the kitchen, where they are situated .045m above the work surface).
- The hallway leads to the bathroom and 2 bedrooms. All the doors are a light wooden effect with contrasting chrome handles at a height of 0.88m.
- The family bathroom has a doorway of 0.74m and modern style fittings (W/C & Basin). The bath has a toughened glass shower screen. The shower head height is adjustable.
- The main bedroom has a door opening of 0.74m and contains a king size bed. At the bottom of the bed is a wall mounted TV at a height of 2.05m. There is a vanity unit and mirror with a double electric socket. There is a double wardrobe containing shelves and hanging rails. The en-suite (0.74m opening) with a standard W/C, wash basin and a walk in shower. The shower head height is adjustable.
- The twin bedrooms contain 2 x 3' single beds, single wardrobe, vanity unit and a wall mounted TV

## Meadowbank Cottage.



This 2-bedroom single storey cottage is located at the entrance to the park and is 15m from the shop and 25m from the reception. The separate parking area is level and adjacent to the entrance door. This property also has a Hot Tub.

- The entrance door has a small 0.025m step and an opening width of 0.700m, which leads into a small hallway and utility room.
- The utility room includes a washing machine, ironing board and iron. There is a worktop above the washing machine at a height of 1.00m.
- All the light switches are at a height of 1.17m and the electrical sockets are 0.60m off the floor (except in the kitchen, where they are situated above the work surface).
- The modern and well-equipped kitchen/dining area have work surfaces at a height of 0.92m with cupboards and an oven directly below. The microwave stands directly on the work surface and there is a free-standing fridge/freezer and dishwasher in close proximity.
- The kitchen/diner leads through to a spacious lounge area with views over towards Lake Ullswater and has the benefit of a log burning stove and freestanding TV in the corner.
- The open plan hallway leads to the 2 bedrooms and the family Bathroom.
- The bathroom contains a modern style suite with an adjustable height shower over the bath which has sides at 0.60m. The shaving point is 1.48m high.
- The main bedroom is spacious and includes a 5' bed, wardrobes, chest of drawers and an occasional chair. There is a cabinet at either side of the bed, with a light on and also a wall mounted TV.
- The twin bedroom is rather large and has 2 x 3' single beds, wardrobes and a set of drawers.

## Meadowcroft Cottage.



This 3-bedroom single storey cottage is located at the entrance to the park and is adjacent to the Shop and 25m from the reception. The separate parking area is level and adjacent to the front entrance door. This property has a Hot Tub.

- Access to the front entrance door is via 3 x 0.150m steps leading onto a patio area and then a further 3 x 0.150m steps up to the main entrance door. This is of a white UPVc construction with 2 double glazed panels and a contrasting handle at a height of 1.05m. The door has an opening width of 0.700m, which leads into a small hallway and open plan kitchen.
- All the floors, unless otherwise stated, are of a solid oak board construction.
- All the light switches are at a height of 1.12m and the electrical sockets are 0.43m off the floor (except in the kitchen, where they are situated above the work surface). All the internal doors are of a solid oak construction with contrasting handles at a height of 1.00m
- The modern and well-equipped kitchen/dining area has a black tiled floor with under floor heating and black work surfaces at a height of 0.92m, which contrast with solid oak cupboard doors the built-in range style oven. There is a large fridge/freezer, a dishwasher, wine chiller cabinet and separate washing machine and dryer all built into the kitchen units. The wall units are 0.043m above the work surface.
- The kitchen/diner also has an oak dining table and chairs with a wall mounted TV.
- There is a white UPVc constructed side exit door (0.65m opening) leading from the kitchen into an external open passage (1.05m wide) with 2 x 0.170m steps. This provides access towards the reception and the rest of the park.
- The spacious lounge has a wall mounted 55" TV and wood burning stove. There are a 3 seater sofa and two arm chairs. The double doorway into the lounge which can open up to 1.460m wide.
- The open plan entrance hallway leads to the hallway to the bedrooms and the bathroom. The door opening is 0.720m wide.
- The bathroom contains a modern style suite in classic white with chrome fittings, with contrasting black quartz style flooring with under floor heating and vanity unit tops (0.85m), a freestanding bath and walk in shower. The shower cubicle measures 1.58m x 0.87m and has an entrance opening of 0.620m. The bathroom sink is housed within the vanity unit. There is also a wall mounted TV in the bathroom (1.57m). There are wall mounted storage cupboards and a large mirror 0.51m above the vanity units. Contained within the left-hand side cupboard is the shaving point (1.60m). The doorway into the bathroom has an opening width of 0.72m.
- The main bedroom is spacious and includes a 5' divan bed, wardrobes and a chest of drawers. There is a cabinet at either side of the bed, with a light on. The doorway into the bedroom has an opening width of 0.72m. There is a wall mounted 42" TV.
- The twin bedroom is rather large and has 2 x 3' single divan beds and a walk-in wardrobe. The doorway into the bedroom has an opening width of 0.74m.
- The spacious double bedroom includes a 4'6" divan bed, a walk-in wardrobe and a mirrored set of drawers (0.85m). The doorway into the bedroom has an opening width of 0.72m.

## Acorn 10



The Acorn 10 lodge is situated approximately 100m uphill from the reception. It is on one of the more easily accessible sites and has only one step up onto the wooden decking area. The parking area is to the front left-hand side of the lodge. The Acorn Lodge 10 is Pet Friendly with a Hot Tub.

- The entrance door is of anthracite UPVC construction with a toughened glass full length obscure glass panel and an opening width of 0.88m. The handle is a contrasting chrome design and is 1.00m off the decking.
- You come into a very modern style open plan kitchen/diner/lounge area.
- The kitchen has worktops at 0.91m with cupboards, dishwasher and integrated high-level oven. The microwave is 0.61m above the worktop. A gas hob sits at the same height as the worktops. There is also a large upright freestanding fridge/freezer.
- The lounge has a two-seater sofa the TV is on the wall above the fire.
- All the light switches are at a height of 1.29m and the electrical sockets are 0.15m off the floor (except in the kitchen, where they are situated above the work surface).
- Off the kitchen there is a 0.88m doorway leading to a 0.68m wide hallway. The hallway leads to the family bathroom room and the 2 bedrooms.
- The family bathroom room has a doorway of 0.59m and modern style fittings (W/C & wash basin, bath and shower). The shower cubicle is 1.19m x 0.70m with an opening of 0.46m. The shower head height is adjustable.
- The main bedroom has a door opening of 0.57m and contains a king-size bed. There is a walk-in wardrobe, a set of drawers; an en-suite (0.58m opening) with a standard W/C, wash basin and a shower. The shower head height is adjustable. There is a vanity unit in the main bedroom at a height of 0.78m with knee room below it. There is also a wall mounted TV.
- The twin bedroom contains 2 x 3' single beds and a single wardrobe and drawers.

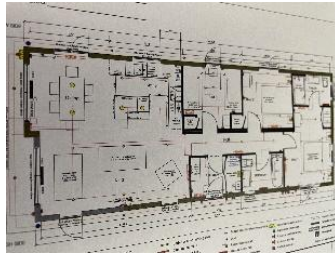
## Acorn 25



The Acorn 25 lodge is situated approximately 100m uphill from the reception. It and has three steps up onto the wooden decking area. The parking area is to the right-hand side of the lodge.

- The entrance door is of anthracite UPVc construction with a toughened glass full length obscure glass panel and an opening width of 0.88m. The handle is a contrasting chrome design and is 1.00m off the decking.
- You come into a very modern style open plan kitchen/diner/lounge area.
- The kitchen has worktops at 0.91m with cupboards, dishwasher and integrated high-level oven. The microwave is 0.61m above the worktop. A gas hob sits at the same height as the worktops. There is also a large upright freestanding fridge/freezer.
- The lounge has two 2-seater sofas the TV is on the wall above the fire.
- All the light switches are at a height of 1.29m and the electrical sockets are 0.15m off the floor (except in the kitchen, where they are situated above the work surface).
- Off the kitchen there is a 0.88m doorway leading to a 0.68m wide hallway. The hallway leads to the family shower room and the 3 bedrooms.
- The family shower room has a doorway of 0.59m and modern style fittings (W/C & Basin Bath and shower). The shower cubicle is 1.7m x 0.80m with an opening of 0.46m. The shower head height is adjustable.
- The main bedroom has a door opening of 0.57m and contains a king-size bed. There is a walk-in wardrobe and a set of drawers. The en-suite (0.58m opening) with a standard W/C, wash basin and a shower. The shower head height is adjustable. There is a vanity unit in the main bedroom at a height of 0.78m with knee room below it. There is also a wall mounted TV.
- The two twin bedrooms contain 2 x 3' single beds and a single wardrobe and drawers.

## Retreat 11 and 12 3 Bed Lodges



There are 2 Retreat 3-bedroom Lodges, Retreat 11 and Retreat 12. Both units are as described below. Both of these lodges have Hot Tubs.

These lodges are situated approximately 100m uphill from the reception. They are both easily accessible and have only one step up onto the wooden decking area. The parking area is to the right-hand side of the lodge. The decking area is across the front of the Lodge and extends down the door side to the rear where there is a Hot Tub located.

- The entrance door is of grey UPVc construction with 3 toughened glass panels and an opening width of 0.76m. The handle is contrasting chrome and is 1.14m off the decking.
- Inside the main entrance door is a porch/cloakroom with a small bench, coat hooks and a storage/boiler cupboard
- The modern style open plan kitchen/diner/lounge area with flush fitting ceiling lights and pendant lighting.
- The lounge contains 2 sofas, and an accent chair and a nest of 2 tables. There is a wall mounted TV above the fire surround and electric fire.
- There is a sliding patio door on the front of the lodge with an opening of 0.78m.
- The dining area contains a large light oak effect table and 6 chairs.
- The kitchen has marble worktops at 0.9m with cupboards, dishwasher, integrated fridge freezer and a washing machine below. The microwave is housed 0.45m above the worktop at the same height as the wall cupboards. There is a white ceramic undermount sink. A gas hob sits at the same height as the worktops. The cupboard doors have a grey matt finish with knobs.
- All the light switches are at a height of 1.09m and the electrical sockets are 0.15m off the floor (except in the kitchen, where they are situated .015m above the work surface).
- The hallway is 0.92m wide and leads to the 3 bedrooms and a family bathroom. All the doors are a light oak with contrasting chrome handles at a height of 0.88m.
- The family bathroom room has a doorway width of 0.72m and modern style fittings (W/C, wash basin and bath with overhead shower). The shower head height is adjustable.
- The main bedroom has a door opening of 0.72m and contains a king-size bed. At the bottom of the bed is a wall mounted TV. There is vanity unit and a single electric socket. The door leading into an en-suite has an opening of 0.72m. In the en-suite there is a standard W/C, wash basin and walk in shower. The shower head height is adjustable.
- The second bedroom has a door opening of 0.72m and contains a double bed, bedside lockers and a single wardrobe.
- The 3<sup>rd</sup> bedroom contains 2 x 3' single beds, a single wardrobe and a tall drawer unit.

## Sheraton Holiday Homes



There are currently 4 Willerby Sheraton Holiday Homes. The Sheratons are approximately 120m from the reception. Each of the Sheratons has wooden decking across the front and extends along the side to the side door. The Sheratons have either 2 or 3 steps up onto the decking area, with ample parking for a family car adjacent/or in front of each holiday home. The following details are the same for each of the Sheraton holiday homes:

- The entrance door has an opening width of 0.725m with a green double-glazed door with a full-length toughened glass panel and black handle at a height of 1.00m.
- You then enter into an open plan kitchen/dinning/lounge area with a cloak cupboard and an integrated 70/30 fridge freezer immediately on the right.
- The kitchen worktops are 0.900m high with cupboards, dishwasher and oven and grill below it. A gas hob sits at the same height as the worktops. The microwave is positioned approximately 0.5m above the worktop in a separate housing at the same height above the worktop as the wall mounted kitchen cupboards.
- Internally all the cupboard and door handles are a contrasting colour to make them stand out.
- All the light switches are at a height of 1.4m from the floor and the electrical outlets are either just above the worktops in the kitchen or at a height of 0.25m throughout the rest of the holiday home.
- In the lounge there are outlook doors, which open to a width of 1.32m out onto the decking. Internally the handles are black and doors are white, externally the doors are green and the handles are black. The TV is on a low cabinet in the lounge
- From the kitchen there is a hallway with a width of 0.65m leading to 2 bedrooms and a family shower room. The hallway door has an opening width of 0.570m.
- The family shower room door has an opening width of 0.51m and leads into a modern design room consisting of a standard W/C and wash basin and a shower cubicle measuring 1.00m x 0.73m. The cubicle door is of a bi-folding design and has an opening width of 0.75m.
- The twin bedroom has a door opening width of 0.51m and contains 2 x 2'6" wide single beds, a small bedside cabinet and a single wardrobe with 3 drawers below.
- The main bedroom has a door opening of 0.57m and contains a king-size bed, a wall mounted TV, a walk-in wardrobe with a 0.57m clear opening, an en-suite with a standard W/C, wash basin and a shower cubicle. The shower cubicle has an opening width of 0.75m. There is a vanity unit in the main bedroom at a height of 0.70m with knee room below it.
- All the floor coverings are a contrasting colour to the walls.

## Vogue Holiday Homes



There are currently 3 Willerby Vogue, 19, 21 and 22. The Vogue Holiday Homes are approximately 120m from the reception. Each of the Vogue Holiday Homes has wooden decking with 3 steps up to Vogue Holiday Home 22 and 4 steps up to Vogue Holiday Homes 19 & 21. There is ample parking for a family car adjacent to each Holiday Home. The following details are the same for each of the Vogue Holiday Homes:

- The entrance door has an opening width of 0.745m with a green double-glazed door with a full-length toughened glass panel and black handle at a height of 1.00m.
- You then enter into an open plan Kitchen/Dinning/Lounge area.
- The Kitchen worktops are 0.91m high with Cupboards, a fridge/freezer, dishwasher, washing dryer and oven and grill built in below it. A gas hob sits at the same height as the worktops. The microwave is positioned approximately 0.5m above the worktop in a separate housing as are the wall mounted kitchen cupboards.
- Internally all the cupboard and door handles are a contrasting colour to make them stand out.
- All the chrome/black finished light switches are at a height of 1.3m and the electrical outlets are either just above the worktops in the kitchen or at a height of 0.26m throughout the rest of the Holiday Home.
- In the Lounge there are Patio Doors, which open to a width of 1.70m out onto the decking. Internally the handles and doors are white; externally the door is green with black handles. The TV is on a low cabinet in the lounge.
- From the Kitchen there is a Hallway with a width of 0.64m leading to 2 bedrooms and a family shower room. There is a small seat with coat hooks above it, with a tall storage cupboard next to it.
- The Family Shower Room door has an opening width of 0.51m and leads into a modern design room consisting of a standard W/C and Wash Basin and a shower cubicle measuring 1.00m x 0.73m. The cubicle door is of a bi-folding design and has an opening width of 0.75m.
- The twin bedroom has a door opening width of 0.50m and contains 2 x 3' wide single beds, a small bedside cabinet and a large single wardrobe with 2 x drawers below.
- The Main Bedroom has a door opening of 0.56m and contains a King-size bed with bedside cabinets and wall mounted TV. There is a double wardrobe with 6 drawers and shelving as well as a single wardrobe. There is an en-suite with a standard W/C, washbasin and a shower cubicle. The shower cubicle has an opening width of 0.56m. There is a vanity unit in the Main Bedroom at a height of 0.79m with knee room below it.
- All the floor coverings are a contrasting colour to the walls.

## Portland Lodge



The Portland Lodge is situated approximately 100m uphill from the reception. It is easily accessible with no step onto the wooden decking area. The parking area is to the right-hand side of the lodge at the rear. The decking area is across the front of the Lodge and extends down to the rear past the side door.

- The entrance door is of green UPVc construction with a toughened glass full length panel and an opening width of 0.73m. The handle is contrasting black and is 1.04m off the decking.
- You enter into a very modern style open plan kitchen/diner/lounge area with flush fitting ceiling lights. There is an area inside the doorway that has a heavy-duty grey carpet. The remainder of the lounge / dining area has a brown/beige carpet covering the floor. On the right as you enter the Portland is a utility room incorporating a washer dryer, the boiler and 4 coat hooks.
- The Lounge contains 1 sofa, 2 contrasting high back chairs and a foot stool. The TV is on a low cabinet. There is an electric fire with fire surround. To the right of the fire surround is a control unit for the Bluetooth MP3 system (0.87m). The TV is situated on a low-level TV unit also to the right of the fire surround.
- There is a sliding patio door on the front of the Lodge with an opening of 0.76m.
- The dining area contains a large light oak effect table and 4 chairs.
- The kitchen has oak effect worktops at 0.9m high with cupboards, dishwasher and an integrated fridge freezer below. The microwave is housed 0.20m above the worktop with the wall cupboards at 0.45m above the worktops. There is a stainless-steel sink set into the worktop. A gas hob sits at the same height as the worktops. The cupboard doors have a cream matt finish with chrome handles. The floor is covered with tile effect Lino.
- All the light switches are at a height of 1.39m and the electrical sockets are 0.15m off the floor (except in the kitchen, where they are situated .015m above the work surface).
- Off the kitchen there is a 0.57m wide doorway leading to the hallway. The hallway leads to the family bathroom with overhead shower and the 3 bedrooms. All the doors are a light wooden effect with contrasting chrome handles at a height of 0.88m except the hallway door which has 4 toughened obscure glass panels.
- The Main Bedroom has a door opening of 0.66m and contains a King-size bed. At the bottom of the bed is a wall mounted TV at a height of 1.82m, next to a vanity mirror and a single electric socket. There are 3 double wardrobes and 2 bedside units in the main bedroom. The en-suite (0.57m opening) includes a standard W/C, washbasin and a curved shower with an opening width of 0.43m. The shower head height is adjustable.
- The twin bedroom has 2 x 3' single beds, a walk-in wardrobe and bedside units.

## Ullswater House



Ullswater House is a two-story house located in the centre of Pooley Bridge, close to the village amenities. It is a modern property containing 6 bedrooms - 1 family, 1 twin, 3 double & 2 super king/twin. One room located on the ground floor can be set as either double or twin accommodation. 5 rooms have En suites with showers and 1 Double has the bathroom adjacent on the ground floor. All of the bedrooms have wall mounted colour TV's, a dressing table with mirror and a full-length mirror, bed side lighting and carpeted flooring. The dining room, living room and kitchen are located on the ground floor.

Ullswater House has central heating throughout and a log burning fire in the lounge.

No special provision is currently made for accessible features however if you have any requirement, please let us know on booking so we can discuss with you further prior to arrival.

### External

Ullswater House has private off-road parking for 6 – 7 vehicles within the boundary of the premises. There is a separate garage on the property which houses a washing machine and a dryer. It is not available for parking a car in. There is an external electric car charging point at the rear of the building adjacent to the car park area and to the rear of the building is a fenced off area containing a hot tub and external eating area complete with tables and chairs.

### Ground Floor

As you enter the property through the rear door, there are 2 steps up as you enter the entrance hall. The hall is 2.1m x 3.2m with light switched for the hall and an external light. There is an occasional chair and a Welsh dresser style unit in the hall.

### Dining Room

The Dining Room measures 5.25m x 3.9m and contains a large table able to accommodate 10 – 14 people and 2 sideboards.



Dining Room



Bedroom 5



Bedroom 6



Bathroom



Kitchen



Lounge



Lounge



Lounge

## Bedroom 5

Bedroom 5 measures 3.7m x 3.9m and contains 2 x 3' single beds, bedside tables, a dressing table and a built-in wardrobe. The en-suite measures 1.1m x 2.275m and includes a w/c, hand basin, illuminated mirror and a shower with bi-fold doors.

## Bedroom 6

Bedroom 6 measures 4.4m x 2.8m and contains a double bed, a stand-alone wardrobe, dressing table and is adjacent to the bathroom.

## Bathroom

The bathroom measures 3.3m x 2.05m and is 'L' shaped. It is fully tiled and comprises a w/c, hand basin with illuminated mirror, a 'L' shaped bath tub with a shower and screen and a chrome towel rail / radiator.

## Kitchen

The kitchen measures 4.9m x 2.6m and contains standard height base and wall units and 2 incorporated sinks. There is a 4-ring electric hob above a combination oven / grill as well as an additional mid-level double oven. The kitchen also contains a dishwasher, an American style fridge freezer with ice maker, a 4-slice toaster, a kettle and an array of utensils.

## Lounge

The 'L' shaped lounge measures 6.6m x 5.6m and contains 2 x 3-seater sofas, 1 x 2-seater sofa, 1 x armchair and a TV unit with a 65" flat screen TV

## First Floor

The first floor houses a spacious landing area leading to 4 bedrooms.

## Bedroom 1

Bedroom 1 measures 4.2m x 2.5m and contains a king size bed, bedside tables, a dressing table and a built-in wardrobe. The en-suite measures 1.02m x 2.7m and includes a w/c, hand basin, illuminated mirror and a shower with hinged doors.

## Bedroom 2

Bedroom 2 measures 3.02m x 4.63m and contains 2 x 3' single beds, bedside tables, a dressing table and a built-in wardrobe. The en-suite measures 1.3m x 2.3m and includes a w/c, hand basin, illuminated mirror and a shower with bi-fold doors.

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### Bedroom 3

Bedroom 3 measures 3.1m x 5m and contains a double bed, bedside tables, a dressing table and a built-in wardrobe. The en-suite measures 1.9m x 1.08m and includes a w/c, hand basin, illuminated mirror and a quadrant shower with sliding doors.

### Bedroom 4

Bedroom 4 measures 3.8m x 5.8m and contains a King size bed and 1 x 3' single bed, bedside tables, a dressing table and a built-in wardrobe. The en-suite measures 2.3m x 1.26m and includes a w/c, hand basin, illuminated mirror and a shower with a sliding door.



1<sup>st</sup> Floor Landing



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 4



Hot tub area

## The Laundry

The Laundry is situated within the main Holiday Home area of the park and is approximately 200m from the Touring/Motorhome/PODs. The building is slightly elevated and is served by 2 x steps to the front and a small (1m) ramp to the left-hand side. The entrance door is of a White UPVc construction with a white handle and a 0.1m step at the bottom. The opening width is 0.83m. Internally the floor is covered with a contrasting linoleum covering and has the following appliances:

- 2 x coin operated washers. 1.0m to the coin slot, 0.6m to the centre of the door opening.
- 2 x coin operated dryers. 1.0m to the coin slot, 0.6m to the centre of the door opening.
- 1 x freestanding height adjustable Ironing Board.
- 1 x Coin operated Iron (1.4m to the coin slot).
- 1 x Hand washing sink @ 0.86m high with knee room below.

### Additional Information

All our Accommodations come with Smoke Detectors, CO2 Detectors and all are centrally heated.

There is a modern play area for children on the site with all the equipment conforming to the current regulations. A Fire Risk Assessment has been undertaken in line with the current regulations. Fire Assembly points are clearly signed and positioned away from buildings, and a Fire Action plan is displayed at each Fire Assembly point and in Reception. The policy and procedures for Fire Safety and Fire Fighting equipment are regularly monitored by the Staff and Park Owners.

Customer care is a fundamental part of training for all our Staff as well as disability awareness and Health and Safety.

Assistance dogs can be accommodated in the designated pet friendly lodges/holiday homes.

The reception for mobile phones is very good. Wi-Fi connection and usage is included within the Hire Charges for each accommodation unit.