



Access Statement

Willowbank is a family run business consisting of 2 self-contained suites, The Loughrigg and The Kirkstone.

We are located on Seathwaite Lane which is a single track lane with a vehicular passing place, situated just off the Kirkstone Road, Ambleside. We are approximately half a mile from the village centre and the nearest bus stop and 4.5 miles from the nearest train station which is located in Windermere.

The entrance to Willowbank is through a five bar gate with an access width of 360 cm and up a gravelled drive onto a level, gravelled parking area. The drive at its narrowest point is 3m. The parking area is bordered by natural hedging and fencing with a stream running through. To the right hand side of the car park is a seating area with tables and chairs plus garden shed.

The edge of the garden is bordered by various fences, trees and hedges. A natural woodland area lying at 30 degrees is to the east side incorporating a pond and housing the hens in a wooden built shed. The rest of the garden is laid mainly to lawn with shrubs and plants.

The entrance door which is 81 cm wide is approached by 9 steps, each with a height of 18.5 cm, depth of 43 cm and a width of 170 cm. There is a metal handrail to the right side. This levels out on to a flat area underneath a canopy, the front door is accessed by one step at 18.5 cm high.

Access to both suites is from the main hallway, both doorways being 82 cm wide. Both suites are all on one level.

Loughrigg has an open plan lounge and kitchen with dining area with double doors of 154 cm wide leading to a patio accessed by a step of 154 cm wide, 15 cm high and a depth of 18 cm. It has a separate bedroom with en-suite shower room. The bedroom is accessed by a door width measuring 74 cm and the en suite with a door width of 67 cm. The shower room has a shower, basin and WC.

Kirkstone has an open plan lounge and kitchen with dining area. This has a single door of 74 cm wide leading to a patio, accessed by a step of 74 cm wide, 15 cm high and a depth of 18 cm. It has a separate bedroom with a door width of 82 cm and a separate bathroom also with a door width of 82 cm. The bathroom incorporates a bath, shower, basin and WC.