

Access Statement For Viver Watermill B&B, Viver, Hincaster, Milnthorpe. Cumbria.

Introduction:

We aim to cater for the needs of all visitors in our home based two-bedroom bed and breakfast. 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:

We are 3.5 miles from the M.6. (junction 36) Directions from the M.6. are on our website.

The main line railway station is 6 miles away at Oxenholme.

By prior arrangement, we can meet guests there, or provide local taxi numbers.

Local buses are very limited, but there is a daily service from Kendal to Hincaster.

We have a website.

You can contact us by phone, email or on our website.

Arrival & Car Parking Facilities:

Directions to the property are on our website.

On arrival to our home, the gate is always closed due to our free range hens.

The driveway is flat and gravelled, drive straight in, please close the gate behind you.

No marked parking bays, but we have ample parking for all cars and any trailers.

There are 3 steps from the drive up to the entrance of the property.

We have a locked garage for safe storage of bicycles or any outdoor equipment.

We can assist guests with luggage.

Main Entrance.

The front door leads into a small conservatory. 3 by 2 metres.

This area can be used as a seating area.

The floor has the original kiln tiles from the mill.

Public Areas – Internal. Main Lounge & Gallery Library:

From the conservatory, you walk straight into the triple aspect lounge.

This room has 6 windows & French doors, these all look onto the surrounding countryside.

There is a wood burning stove in the lounge.

There is a flat colour T.V.

Free wi-fi is available.

From the lounge there are 12 steps up to the open plan gallery library, on a half turn oak staircase with a handrail.

The gallery has a library for our guests use.

Both these rooms have lots of sitting areas and these are for the use of our guests.

From the French doors in the lounge there is a pitch pine balcony 3 by 5 metres.

The balcony is situated over the wheel house, there are railings all the way round the balcony.

There are seats and a table on the balcony.

There are 12 pitch pine steps leading from the balcony directly into the garden. There is a handrail.

Dining Room:

Breakfast is served in the dining room.

Access to the dining room is from the lounge, down a large spiral staircase, 900mm wide and 12 oak steps with a hand rail. The staircase is well lit.

There is 1 large oak dining table, 3 by 1 metres.

Guests all share the dining table.

We do not play any background music.

Bedrooms:

The passageway leads off the lounge, this is 3 metres wide.

Bedroom 1 with ensuite shower room.

There is a king size bed.

All furniture is pine.

The floor is reclaimed pitch pine.

One loom chair.

Bedroom 2 with private bathroom.

The bath is a corner bath with Jacuzzi.

The bathroom is directly opposite the bedroom, across the passageway.

The bedroom has a double bed.

All furniture is pine.

Fitted short pile carpet on the floor.

Laundry:

Use of our utility room – please ask us.

Shop:

The nearest shop is in Milnthorpe, 2 miles. Please ask us if you have forgotten anything.

Grounds and Gardens:

The grounds are 1.5 acres, surrounded by fields and countryside.

The garden is split into individual rooms.

Most of the garden is flat with 1 or 2 steps, it is very easy to walk around. The garden is lawned & flowerbeds and rockeries.

There is a large mill pond 12 by 13 metres, the pond is surrounded by wooden decking. There are seats around the mill pond.

There is a hexagonal oak summer house with shingle roof and wooden decking. The summer house overlooks the mill stream, there is a rail for safety. There are seats in the summer house and on the decking area.

There is an enclosed orchard with fruit trees and raised beds. The orchard is enclosed by beech trees. There are several garden seats.

The original mill race runs through part of the garden. There is a wooden bridge with handrail.

The mill race runs to the water wheel, this is surrounded by the original mill house and is adjacent to the mill pond.

Additional Information:

We are a no smoking building. Smoking is allowed in the garden, but not in the summer house.

We are able to use the front and back door in the need of evacuation. We will alert guests personally if evacuation is needed.

There are smoke detectors throughout the house.

Please let us know of any special requirements at time of booking.

A 3 course evening meal is available, we are not licensed but you are welcome to bring your own wine.

A supper is also available.

Our home is at your disposal during your stay, we will always do our best to help you enjoy your stay.

We are open all year round.

Contact Information:

Address: Viver Watermill, Viver Lane, Hincaster, Nr Milnthorpe. Cumbria.
LA7.7NF.

Telephone: 015395 61017.

Email: info@viverwatermill.co.uk

Website: www.viverwatermill.co.uk

Hours of operation: Arrivals 3-8pm. Departures by 11am.