

THE CHALET



THE TIDES

1 DOUBLE BEDROOM FLAT

Access Statement

The 1 bedroom Tides Self catering bespoke modern apartment is situated down its own private drive, only shared with one other house. The flat access is via a downward slope and stairs from the parking level round to the front of the house patio area. The flat sleeps 2 people and is not suitable for persons with mobility challenges or disabilities due to stone steps. The flat has access to and use of the main house's extensive patio area with outdoor dining set and spectacular views over Morecambe bay. The front door and patio area leads to the large tiered gardens also available for use. The garden has lawns, seating areas and garden furniture with the best views on Grange over Morecambe Bay.

The Chalet is a detached house with 3 self catering cottages attached to the main house situated on a quiet road with private drive access around 2 minutes from the town centre by car. The Chalet is not pet friendly.

Pre-Arrival

Nearest town and railway is Grange over Sands which is a 5 minute drive by car or a 20 minute walk.

Nearest village is Cartmel which is 5 minutes drive by car

The Co-operative and Spa are the nearest minimarkets and the local grocers Fletchers do a delivery service to The Chalet cottage.

Several local taxi services.

Local bus services are from Grange over sands train station

More information will be sent to you in your welcome letter with directions and more local information

Arrival & Car Parking Facilities

On the private drive, there is a parking area for up to 4 cars outside one of the cottages. The Tides flat is on a downward slope and steps from the car park area or an upward walk via steps from Highfield Road. Not suitable for persons with walking disabilities.

Main Entrance

There are steps and a slope leading to the Tides entrance, that opens into a modern kitchen, breakfast bar seating area.

The Tides is actually a converted cellar of the main house (with lots of natural light and windows in the kitchen/bedroom area).

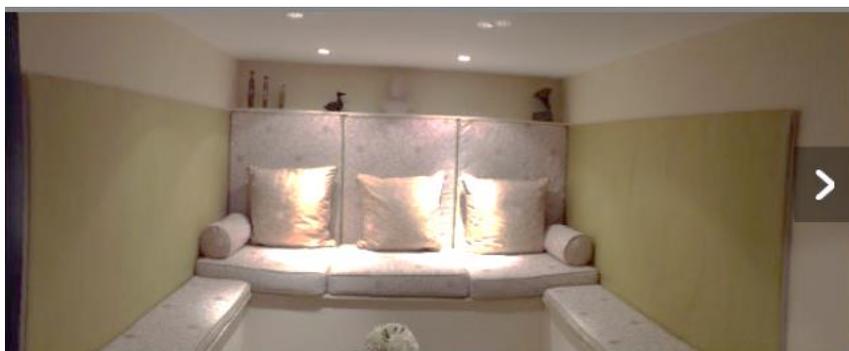
Public Areas - Hall, Stairs, Landing, Corridors etc

The Tides has been created and designed to bespoke high standards and has carpets throughout except in kitchen and bathroom which has tiled floor.

The kitchen includes a breakfast bar. A step down from the open plan kitchen leads to one double bedroom with double bed. There is a modern ensuite showerroom and WC. There is no bath.

Public Areas - Sitting room, lounges

The lounge next door to the kitchen is cosy with tailor made seating on bed rock and the snug lounge has exposed bed rock wall feature. The lounge has no windows. There is an additional freezer and tumble dryer in the single garage for shared use.



Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe

All Chalet cottages have dining/kitchen areas for own catering with extensive kitchen equipment.

The town centre facilitates several take-aways, restaurants and two pubs. More information in the flat and on your welcome letter.



Laundry

Laundry facilities are provided in the kitchen with washing machine. A Hoover, cleaning equipment, iron and ironing board, clothes rack for drying, pegs are also provided in a cupboard in the kitchen. There is a clothes line outside if required and clothes horses are available but the owners prefer guests to use the tumble dryer. There is a shared tumble dryer in the single garage.

Shop

There are several shops in the town centre including supermarkets, cafes and restaurants, charity shops, clothes boutiques, hair salons, butchers, bakeries, florist and much more.

Treatment room(s)

Grange town centre has a very good treatment room for spa and salon facilities.

Leisure Facilities

Grange Duck Pond and Band stand offer extensive and excellent recreation areas and use of gardens.

Netherwood Spa and several other 3-5 star hotel spa and leisure facilities are between a 5 and 25 minute drive away.

Lakeside for access to the main lakes is only a 20 minute drive from the Chalet properties providing guests an excellent base to explore the Lake district. More information can be found in the flats.

Bedrooms & Sleeping Areas

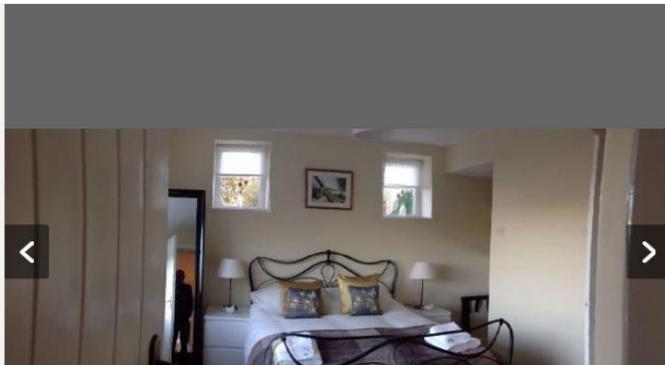
The Chalet Tides cottage has 1 double bedroom with carpets

The flat boasts a patio area with excellent views.

Smoke Alarms in all properties and fire blankets and powder fire extinguishers.

Anti allergy, hotel quality Percale bedding used.

Extra blankets are provided.



Bathroom, Shower-room & WC

The Tides cottage has tiled floor shower room, newly created with quality tiled flooring with extractor fan. There is no bath but a separate shower cubical, WC and Sink plus heated radiator rail.

Self-Catering Kitchen

The Tides kitchen area with microwave, toaster, kettle, fan ovens with grill, fridge with freezer compartment, gas hob and ironing facilities.

Separate freezer and tumble dryer in garage for shared use.

Extensive further pots, pans, cutlery, glassware etc to make it home away from home.

Attractions

The village of Cartmel is only a 5 minute drive away with the famous priory and Michelin star restaurant. Lakeside for Lakes cruises and Lake Windermere is 10 minute drive. Over 50 attractions to visit including national trust houses, garden centres and museums in the Lake District.

Grounds and Gardens

Patio area with outdoor dining set leading onto grass lawns on a 3 tiered garden.

Garden recliners provided and small BBQ set in the garage.

The Chalet has large hedged lawned garden on several levels is not suitable for persons with walking disabilities.



Additional Information

Owners live in London during the week and at the Chalet most weekends. A house manager who lives locally is on call.

Address: The Chalet, 18 Highfield Road, Grange Over Sands, Cumbria LA117JA

Telephone 07789392816

House manager David: 07791488124

Email: info@lakelandchalet.co.uk or peter47bown@gmail.com (preferred)

Website: www.lakelandchalet.co.uk / Tripadvisor and Go Lakes websites

Hours of operation: open all the time

Emergency number: 07789392816

