

Access Statement for Anvil Cottage, Grimblethorpe Hall

Our self catering cottage is all on the ground floor. In this statement we have tried to provide you with as much information as possible, but please do contact us if you need further detail.

We have a comprehensive website which shows photos and gives details about our cottage. Bookings and enquiries can be made via our website or over the phone.

Contact Details

- ❖ Robert and Annie Codling
- ❖ Grimblethorpe Hall, Near Louth, Lincolnshire, LN11 0RB
- ❖ Tel: 01507 313671 Mob: 07774 250231 Fax: 01507 313440
- ❖ E-Mail: enquiries@GrimblethorpeHall.co.uk
- ❖ Web: www.GrimblethorpeHall.co.uk

Transport Links

- ❖ The nearest town is Louth which is six miles away. There are plenty of taxi services and a bus station (National Express stop).
- ❖ The nearest train station is at Market Rasen which is nine miles away.
- ❖ There is a bus stop 350 metres away from the cottage operating services to both Louth and the nearby city of Lincoln (20 miles).

Local Information

- ❖ Nearest shop and post office is at Donnington On Bain (four miles away).
- ❖ The nearest RADAR toilet is in Louth, 6 miles away.
- ❖ Recommended Vet- Eastfield Veterinary Clinic, Station Road, North Thoresby, Lincs 01472 840208.
- ❖ Doctor – Dr Whitbread (Wragby Surgery – nine miles) Tel 01673 858206.
- ❖ Hospital – Louth A&E, six miles away or Lincoln A&E, twenty miles away.

Additional Information

- ❖ Nearest post box is end of drive, 50 metres on left.
- ❖ Newspapers can be delivered daily.
- ❖ Butcher calls at the Hall approx 10:15am on Thursday mornings.
- ❖ The wheelie bins for rubbish are in a shared area undercover 25 metres from the cottage. Grey – paper and plastic, Black –house waste, Green-

glass and bottles. Also in the same building is a floor mop and bucket if required.

- ❖ All instruction books for electrical appliances are in the kitchen drawer.
- ❖ The cottage has Information folders on what to do in the area, writing paper, envelopes and comments book.

Dogs

- ❖ Dogs are welcome but they must have a current vaccination certificate.
- ❖ All dogs must be kept on a lead outside (except if you are in a grass field where there are no sheep present).
- ❖ Try to avoid walking dogs around the farm between 8am - 9am and 3pm – 4pm (this is to avoid confrontation with our two lurchers which we walk at those times).

Arrival at Grimblethorpe

- ❖ Anvil Cottage stands in the grounds of Grimblethorpe Hall, a Grade II* listed historic house, the family home of the Codlings.
- ❖ When you arrive at Grimblethorpe please park temporarily on the gravel in front of Grimblethorpe Hall.
- ❖ Located on the large 5-bar gate is a bell, please ring this and we will come and direct you to the cottage.

The Cottage

Anvil Cottage is a spacious four person cottage which has been lovingly restored to the highest of standards and has obtained ETC's 5 star rating. Part of the original 18th century building once contained the anvil and forge which the blacksmith used when shoeing the working horses on the farm. The cottage, all on ground floor level, has its original overhead high oak roof beams, quality furnishing and decor with all up-to-date appliances. All rooms and hallways have central heating.

Entrance Outside

- ❖ There are two private car parking spaces in front of the cottage 10 metres from the cottage entrance. The area is level and block paved.

- ❖ The entrance to the cottage is accessible from either a ramped block paved area (1.5 wide) or from three steps (each step - 1.15m wide by 12 cm).
- ❖ The entrance door has a step which is 10cm. The minimum access through the door is 90cm and it is hinged on the left side. The handle is 1.10m from the ground.

Entrance Hall

- ❖ This area measures 1.8m x 2.7m.
- ❖ The floor is ceramic tiles.
- ❖ Light switch 1.2m from ground
- ❖ There is a wall mounted coat rack 1.75m from the floor
- ❖ The entrance hall has three doors off – one to the shower room, kitchen and lounge.

Shower Room

- ❖ This room is 1.8m x 1.8m.
- ❖ Door access width 80cm.
- ❖ The door handle is 92cm from the floor.
- ❖ Flooring is non-slip ceramics tiles.
- ❖ There is a good colour contrast between floor, walls and furniture.
- ❖ There is a release mechanism on outside of locked door.
- ❖ The walk in shower is 85cm x 85cm. The door into the shower is 75cm wide.
- ❖ The shower head is 1.50m from floor of shower at lowest point.
- ❖ The Control for the shower is 1.4m from floor of shower.
- ❖ There is a handrail in the shower 1.1m from floor of shower.
- ❖ Toilet seat height 40cm.
- ❖ The washbasin is 80cm from floor and has a pedestal under.

Kitchen / Diner

- ❖ The Kitchen / Diner measures 3.8m x 4.5m at its maximum points.
- ❖ The door access from entrance hall is 73cm wide, the handle is 92cm from the floor
- ❖ The flooring is slate tiles.
- ❖ There is a good contrast between floor, cupboards and other surfaces.
- ❖ The light switch is 1.2m from the floor.

- ❖ Fire extinguisher is 1.2m from the floor.
- ❖ The kitchen is evenly lit with main spotlights, a chandelier and with spotlights above work surfaces where required.
- ❖ The worktop height is 90cm all around the kitchen.
- ❖ The oven door is drop down, height of lowest shelf 45cm and can be accessed from the side.
- ❖ The sink is 90cm high with cupboards underneath.
- ❖ The ceramic hob is 90cm high.
- ❖ There is a fridge / freezer. Top drawer height of freezer is 80cm, top shelf height of fridge is 1.7m.
- ❖ Under the worktops there is also an integrated dishwasher, washer / dryer, and washing machine.
- ❖ On the worktop is a microwave oven and a toaster.
- ❖ The dining table is circular on a pedestal, measuring 1.04m diameter and 75cm high. There are six chairs made of wood and rush, none of these are carvers.

Lounge

- ❖ The Lounge measures 4.6m x 5.5m at its maximum points.
- ❖ The door access from entrance hall is 80cm wide, the handle is 80cm from the floor.
- ❖ The flooring solid English Oak.
- ❖ The light switch is 1.2m from the floor.
- ❖ The lounge is evenly lit with spotlights and picture lights.
- ❖ There is a writing desk which is 75cm high.
- ❖ The coffee table is an ottoman type 40cm high.
- ❖ There is a large brick heath (1.35m high) with an electric wood-burner style fire.
- ❖ There is free space all around and all the seating (three-seater sofa, two-seater sofa and armchair) are moveable.
- ❖ All the furniture and cushions are fire-proof and non feather.
- ❖ There is a free space of at least 1m clear of doors and furniture.
- ❖ The TV has teletext with remote control, there is a DVD, CD player, tape recorder, video player and radio.
- ❖ The hallway from the lounge to Bedroom One is 1m wide.

Bedroom One

- ❖ The bedroom is 3.9m x 3.25m.
- ❖ The door access is 77cm wide.
- ❖ There are ceiling spotlights.
- ❖ The wall lights are operated from a pull cord 1.5m from ground or light switch 85cm from ground.
- ❖ There is a 5ft king size bed.
- ❖ The bed height is 60cm from the floor to top of mattress.
- ❖ Non Feather duvets and pillows are provided.
- ❖ Sheets, duvet covers and pillow cases are cotton.
- ❖ Largest transfer space available to left or right of bed is 1metre
- ❖ Bed is movable if more space is required to one side.
- ❖ Largest free space clear of doors and furniture is 120cm by 170cm.
- ❖ There is a three-door wardrobe.
- ❖ A small chair is provided.
- ❖ A foldable suitcase stand is provided.
- ❖ The bedside tables are 70cm high.
- ❖ The dressing table is 70cm high.
- ❖ From Bedroom One to the Bathroom and Bedroom Two there is a hallway 1m wide with a small step 14cm.

Main Bathroom

- ❖ This room is 2.6m x 2.2m.
- ❖ Door access width 78cm.
- ❖ The floor is carpeted.
- ❖ The door handle is 80cm from the floor.
- ❖ Flooring is non-slip ceramics tiles.
- ❖ There is a good colour contrast between floor, walls and furniture.
- ❖ There is a release mechanism on outside of locked door.
- ❖ There is a heated towel rail, the lowest rail is 60cm from the floor.
- ❖ The shower head is 1.50m from floor of shower at lowest point.
- ❖ The control and lever taps for the shower are 1.4m from floor of bath.
- ❖ Bath is 50cm from floor with lever taps and glass shower screen.
- ❖ There is a handrail on the wall of the bath 88cm from bath base.
- ❖ Toilet seat height 40cm.
- ❖ The washbasin is 75cm from floor and has a pedestal under.

- ❖ There are separate lever taps on the basin.
- ❖ There is a shaver point above the mirror.
- ❖ The minimum space is 1m x 2.2m.
- ❖ From the bathroom you go back out to the hall again, from here there is a door from this hallway to a small gravel outside area which is 80cm wide. The step down to the gravel is 24cm. Also in this part of the hallway is a door to a cupboard. The dimensions of this part of the hall is 2.6m x 1.9m.

Bedroom Two

- ❖ There is a small step into this bedroom of 10cm
- ❖ The bedroom is 3.9m x 3.8m.
- ❖ The carpet is green pile.
- ❖ The door access is 80cm wide.
- ❖ The door handle is 75cm from floor.
- ❖ There are ceiling spotlights and bedside lights (switch 85cm from ground)
- ❖ There are two single beds both 60cm high to top of mattress..
- ❖ Both beds are moveable.
- ❖ The transfer space around the beds on outside is 85cm and 60cm. In front of the bed is a space 120cm.
- ❖ Non Feather duvets and pillows are provided.
- ❖ Sheets, duvet covers and pillow cases are cotton.
- ❖ Teletext TV provided in the bedroom with remote control
- ❖ There is a single pine wardrobe with two doors, the door handle is 1.5m high.
- ❖ The dressing table is 75cm high.

Outside

- ❖ The cottage has a medium-sized private garden with a grassed area and large fountain.
- ❖ There is an arbour seat, metal chairs, wooden table, parasol and BBQ.
- ❖ Sun loungers are available.
- ❖ There are security lights outside.