

## **Access Statement for Shepherds, Grimblethorpe Hall**

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

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:**

Andy and Nicola Aldridge, Grimblethorpe Hall, Louth, Lincolnshire LN11 ORB

**Tel:** 01507 313671 **Mobile:** 07774 637056

**Email:** [enquiries@grimblethorpehall.co.uk](mailto:enquiries@grimblethorpehall.co.uk)

**Web:** [www.grimblethorpehall.co.uk](http://www.grimblethorpehall.co.uk)

### **Transport Links**

The nearest town is Louth with is 6 miles away. The town has a number of taxi companies and a bus station (which includes a National Express stop).

The nearest bus stop is 350 mts from the cottage, operating a service to both Louth (6m) and the City of Lincoln (21m).

The nearest train station is at Market Rasen (10m).

### **Local Information**

Nearest shop and post office - Donnington on Bain (4m)

Recommended Vet – James Street Veterinary Centre, James Street, Louth, Lincs LN11 OJW – Tel: 01507 602828.

Doctor – Dr Whitbread at Wragby Surgery (9m) Tel: 01673 858206

Hospital A&E - Louth (6m), Grimsby (19m) or Lincoln (21m)

## **Additional Information**

Post Box – end of drive, 50m on left

Newspapers – delivered daily (please ask when booking – additional charge)

Butcher – calls on request at the Hall Thursday mornings 10:15am (please ask when booking)

The cottage has an Information Folder (Lounge Coffee Table) – which provides operating instructions for appliances and other general information, and Local Interest Leaflets (Basket in the Lounge).

## **Pets**

Pets are allowed in Shepherds, please provide us with information when booking. Please ensure your dog has current vaccinations, flea and worming treatments and keep them on a lead at all times. Dogs are not allowed on beds, sofas or chairs and are not to be left unattended.

## **Arrival at Grimblethorpe**

The cottage stands in the grounds of Grimblethorpe Hall, a Grade II\* listed historic house, the family home of Andy and Nicola Aldridge.

When you arrive at Grimblethorpe Hall, proceed along the gravel drive and through the gate beside the Hall. Please come to the white Kitchen door to collect the key or if previously agreed find your key in the “Key Safe” unit. The cottage is positioned to the left of the Hall, through the gate and has its own parking area to the front of the property.

## **The Cottage**

Shepherds is a spacious two person cottage which has been lovingly restored to the highest of standards. The original 16<sup>th</sup> century building was once used for lambing on the farm. The cottage, all on ground floor level, has its original overhead high oak roof beams, quality furnishing and décor with all up-to-date appliances. All rooms and hallways have central heating.

## **Entrance Outside**

There is private parking spaces directly in front of the cottage, this area is level and block paved.

The first entrance door has a lip which is 3cms. The minimum access through the door is 87cms and it is hinged on the left side. The handle is 1.02mts from the ground.

## **Kitchen / Diner**

The Kitchen / Diner measures 2.9m x 4.9m at its maximum points.

The doorway access from the Lounge is 90cms wide.

The flooring is flagstone.

There is a good contrast between floor, cupboards and other surfaces.

The light switch pull is 117cms from the floor.

There are 2 double sockets at skirting board height and 3 double sockets at worktop height.

Fire Extinguisher / First Aid Kit are 81cms from the floor and the Fire Blanket 132cms from the floor (wall mounted).

The kitchen is evenly lit with spotlights, ceiling light and additional spotlights above work surfaces.

The worktop height is 90cms around the kitchen.

The oven door is drop down, height of the lowest shelf is 36cms and can be accessed from the side.

The sink is 90cms high with cupboards underneath.

The electric hob is 90cms high.

There is a fridge / freezer, the top drawer height of the freezer is 103cms, the top shelf height of the fridge is 72cms.

Under the worktops there is an integrated dishwasher and washer / dryer.

On the worktop is a microwave over and toaster.

The wooden dining table is circular on a pedestal, measuring 92cms diameter and 76cms high. There are four chairs made of wood, none of which are carvers.

## **Lounge**

The Lounge measures 4.8m x 4m at its maximum points.

The door access from the entrance hall is 78cms wide, the handle is 80cms from the floor.

The flooring is solid English Oak, with a large low pile rug.

The lounge is evenly lit with spotlights, the dimmer light switch being 1.30m from the floor.

There are 5 double sockets at skirting board height.

The coffee table is 45cms high.

There is a large brick fireplace, 1.3m high, with an electric coal-burner effect fire.

There is free space between the sofa and coffee table of 36cms, though the coffee table is moveable to create more space. The three seater and two seater sofa are moveable.

All furniture and cushions are fire-proof and non-feather.

The TV has teletext with remote control, there is a DVD, CD player, tape recorder, video player and radio.

## **Entrance Hall**

The Entrance Hall measures 2.2m x 2.4m with a partition for coats.

There are two wall mounted coat racks 1.7m from the floor.

The floor is English Oak.

The light switch is 1.26m from the floor.

There is one single socket at skirting board height.

There is a main external door which is mainly glass, The door has 78cms wide access and a 10cm lip. The handle is 1.02m high.

### **Bath / Shower Room**

The Bath / Shower Room is 2.4m x 2m.

There are two doors into the bathroom, one from the hall and one from the bedroom. The bedroom access door width is 64cms, access through the door into the entrance hall is 78cms.

The door handles are 82cms from the floor.

The light switches are in the entrance hall and bedroom, both at 1.28m high.

The flooring is non-slip ceramic tiles.

The bath is 1.65m x 68cms with a glass shower screen.

The shower head is 1.8m from the floor of the bath and is height adjustable.

The control for the shower is 1.08m from the floor of the bath.

The taps are traditional on the bath and modern on the shower control.

There is a handrail in the bath 74cms from the floor of the bath.

The toilet seat height is 44cms.

The washbasin is 80cms from the floor and has a fitted cupboard under.

The heated towel rails lowest shelf is 77cms from the floor.

There is an electric shaver point 1.82m from the floor above the mirror.

### **Bedroom**

The Bedroom is 4.9m x 3.48m.

The floor is solid English Oak with low pile rugs.

The door access to the entrance hall is 81cms wide.

The wall lights are operated from a switch 1.28m from the floor, the light above the dressing table can be operated from the dressing table.

There are 3 double sockets above the skirting board and one double socket above the dressing table.

There is a 5ft king size bed, the mattress top being 66cms from the floor.

Non feather duvet and pillows are provided.

The sheets, duvet covers and pillow cases are cotton.

The largest transfer space available to the left or right of the bed is 1.1m.

The bed is moveable if more space is required to one side.

The largest free space clear of the doors and furniture is 1.2m x 2.1m.

There are two double wardrobes, equipped with wooden hangers, with an integral dressing table 71cms high, with a stool 44 cms high.

A small chair is provided.

The bedside drawers are 63cms high.

## **Outside**

The cottage has views to the open farmland, a block paved area with pots and a circular grassed section with weeping willow tree.

There are chairs, table and parasol, sun loungers are available.

There are security lights.