

Access Statement for Shepherd's 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

- ❖ Shepherd's 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

Shepherd's Cottage is a spacious two person cottage which has been lovingly restored to the highest of standards and has obtained ETC's 5 star rating. The original 16th 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 decor with all up-to-date appliances. All rooms and hallways have central heating.

Entrance Outside

- ❖ There are private car parking spaces directly in front of the cottage entrance. The area is level and block paved.
- ❖ The first entrance door has a lip which is 3cm. The minimum access through the door is 90cm and it is hinged on the left side. The handle is 1.02m from the ground.

Kitchen / Diner

- ❖ The Kitchen / Diner measures 2.9m x 4.9m at its maximum points.
- ❖ The door access to the lounge is 90cm wide, the handle is 92cm from the floor
- ❖ The flooring is flagstone.
- ❖ There is a good contrast between floor, cupboards and other surfaces.
- ❖ The light switch pull cord is 1.2m from the floor.
- ❖ Fire extinguisher is 82cm from the floor on a shelf.
- ❖ The kitchen is evenly lit with main spotlights, a ceiling light 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 electric hob is 90cm high.
- ❖ There is a fridge / freezer. Top drawer height of freezer is 115cm, top shelf height of fridge is 72cm.
- ❖ 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 pine dining table is circular on a pedestal, measuring 92cm diameter and 77cm high. There are four chairs made of pine wood, none of these are carvers.

Lounge

- ❖ The Lounge measures 4.8m x 4m 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 with a large rug.
- ❖ The light switch is 1.26m from the floor.
- ❖ The lounge is evenly lit with spotlights and dimmer light.
- ❖ The coffee table is 45cm high.
- ❖ There is a large brick heath (1.30m high) with an electric coal-burner style fire.
- ❖ There is free space around the coffee table of 5cm. The three-seater sofa, two-seater sofa and stool are moveable.

- ❖ All the 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

- ❖ This area 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.
- ❖ Light switch 1.26m from ground
- ❖ The entrance hall has three internal doors off – one to the bath/shower room, lounge and bedroom.
- ❖ In the hall there is also a main external door which is mainly glass. The door has 78cm wide access and a 10cm lip. The door handle is 1m high.

Bath/Shower Room

- ❖ This room is 2.4 x 2m.
- ❖ There are two doors into the bathroom, one from the hall and one from the bedroom. Bedroom access door width is 66cm, access through door into entrance hall is 80cm.
- ❖ The door handles are 82cm from the floor.
- ❖ The light switches for the bathroom are in the entrance hall and bedroom, both at 1.25cm high.
- ❖ Flooring is non-slip ceramics tiles.
- ❖ The bath is 1.7cm x 67cm with a glass shower screen.
- ❖ The shower head is 1.4m from floor of bath at lowest point.
- ❖ The control for the shower is 1.1m from floor of bath
- ❖ The taps are traditional on the bath and modern on the shower control.
- ❖ There is a handrail in the bath 74cm from floor of bath.
- ❖ Toilet seat height 40cm.
- ❖ The washbasin is 80cm from floor and has a fitted cupboard under.
- ❖ The heated towel rail's lowest shelf is 77cm from the floor.
- ❖ There is an electric shaver point 1.8m from the floor above the mirror.

Bedroom

- ❖ The bedroom is 4.9m x 3.48m.
- ❖ The floor is solid English oak with rugs.
- ❖ The door access to the hall entrance is 80cm wide.

- ❖ The wall lights are operated from a switch 1.25m 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 1.1 m.
- ❖ Bed is movable if more space is required to one side.
- ❖ Largest free space clear of doors and furniture is 120cm by 210cm.
- ❖ There are two double wardrobes.
- ❖ A small chair is provided.
- ❖ A foldable suitcase stand is provided.
- ❖ The bedside drawers are 63cm high.
- ❖ The dressing table is 72cm high.

Outside

- ❖ The cottage has a large private garden with a circular grassed section and block paved area with pots and shrubs.
- ❖ There are chairs, a wooden table, parasol and BBQ.
- ❖ Sun loungers are available.
- ❖ There are security lights outside.