

Access Statement for The Barn, Grimblethorpe Hall

Our self catering cottage is on two floors. 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 Barn

The Barn (for four people) is our newest conversion. This 16th century farm barn has been stylishly converted and has now obtained ETC's 5 star rating. The building is on two levels, has quality furnishing and decors with all up-to-date appliances. All rooms and hallways have central heating.

Entrance Outside

- ❖ The entrance to the cottage is accessible from under the large covered area which also offers parking for two cars. This area is block paved, has flower tubs and garden ornaments to decorate.
- ❖ The entrance door, which goes in straight to the kitchen / diner, has a step which is 10cm high. The minimum access through the door is 80cm and it is hinged on the left side. The handle is 1.10m from the ground.

Kitchen / Diner

- ❖ The Kitchen / Diner measures 5.9m x 3.55m at its maximum points.
- ❖ The flooring is solid English oak.
- ❖ There is a good contrast between floor, cupboards and other surfaces.
- ❖ The light switch is 1.2m from the floor.
- ❖ Fire extinguisher is 70cm from the floor.
- ❖ The kitchen is evenly lit with main spotlights, a chandelier and with spotlights above work surfaces where required.
- ❖ The solid beech worktop height is 90cm all around the kitchen.
- ❖ The oven door is drop down, height of lowest shelf 40cm 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 rectangular glass (H:73cm x W:90cm x L:150m) with metal and padded chairs , none of which are carvers.
- ❖ From this room you enter into the lounge from French doors, the opening doors measuring 1.5 wide, the handle is 80cm.

Lounge

- ❖ The Lounge measures 4.3m x 5.0m at its maximum points.
- ❖ The flooring solid English oak with a large rug.
- ❖ The lounge is evenly lit with wall and ceiling spots using a dimmer switch. The light switch is 1.2m from the floor.
- ❖ There is a nest of three tables with a main coffee table L:110cm x W:60cm x H:40cm
- ❖ There is a brick heath with log effect style electric fire.
- ❖ There is free space all around and all the seating (two-seater sofa and two easy matching armchairs and footstall) 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 and radio.
- ❖ There are patio doors in the lounge which lead outside (door opening measuring 1.4m wide with a lip 5cm on floor). The doors lead onto a set of three steps detailed on the outside section.
- ❖ The lounge leads off to a hallway area and under the stairs measuring 4.8m x 1.8m. This area leads to a large floor to ceiling window overlooking the grounds and also to the downstairs bathroom.

Downstairs Cloakroom

- ❖ This room is 1.2 x 1.3m.
- ❖ Door access width 78cm.
- ❖ 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.
- ❖ Toilet seat height 42cm.
- ❖ The washbasin is 87cm from the floor and is clear underneath.
- ❖ There is a single lever tap on the basin.

Stairs

- ❖ There are 13 steps on the stairwell which is carpeted in beige wool pile.
- ❖ There is a pine balustrade and oak handrail on the wall.
- ❖ The width of the stairs are 80cm.
- ❖ To the top of the stairs is a landing which minimum width is 73cm.

Bedroom One

- ❖ The bedroom is 3.6m x 5.10m.
- ❖ The chandelier light switch is 1.2m from the floor.
- ❖ The door access is 75cm wide.
- ❖ The wall lights are operated from one switch 85cm from ground.
- ❖ There is a 5ft king size bed.
- ❖ The bed height is 50cm 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 90cm.
- ❖ Bed is movable if more space is required to one side.

- ❖ There is a double wardrobe and integral dressing table (70cm high)
- ❖ Two small chairs are provided.
- ❖ A foldable suitcase stand is provided.
- ❖ The bedside tables are 70cm high.
- ❖ From Bedroom One you enter the ensuite.

Ensuite to Bedroom One

- ❖ This room is 3m x 2.5m.
- ❖ Door access width 75cm.
- ❖ 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 heated towel rail, the lowest rail is 60cm from the floor.
- ❖ Bath is 54cm from floor with Victorian brass taps, shower and glass shower screen.
- ❖ There is a handrail on the wall of the bath.
- ❖ Toilet seat height 40cm.
- ❖ The washbasin is 80cm from floor and has a pedestal under.
- ❖ There are separate lever taps on the basin.
- ❖ There is a mirror light and shaving socket 1.9m from floor.
- ❖ Pull cord is 1.4m from floor.

Bedroom Two

- ❖ The bedroom is 4.2m x 3.1m.
- ❖ The carpet is beige pile.
- ❖ The door access is 75cm wide.
- ❖ The door handle is 75cm from floor.
- ❖ There are ceiling spotlights and bedside lights (switch 85cm from ground)
- ❖ There are two zip and link single beds both 60cm high to top of mattress.
- ❖ Both beds are moveable.
- ❖ Non Feather duvets and pillows are provided.
- ❖ Sheets, duvet covers and pillow cases are cotton.
- ❖ There is a single and double built in wardrobes with an integral dressing table 70cm high.
- ❖ From the bedroom you enter the ensuite

Ensuite Walk In Shower for Bedroom Two

- ❖ This room is 2.3m x 1.7m
- ❖ Door access width 75cm.
- ❖ The door handle is 80cm from the floor.
- ❖ Minimum transfer space is 50cm.
- ❖ The shower cubicle is 1200cm x 85cm with a door width of 45cm.
- ❖ Flooring is non-slip vinyl.
- ❖ There is a good colour contrast between floor, walls and furniture.
- ❖ There is a heated towel rail, the lowest rail is 60cm from the floor.
- ❖ Toilet seat height 42cm.
- ❖ The washbasin is 80cm from floor with space under.
- ❖ There are standard taps on the basin.
- ❖ There is a mirror light and shaving socket 1.9m from floor.
- ❖ Pull cord is 1.4m from floor.
- ❖ There are two hooks on the wall at 1.75m from floor.

Outside

- ❖ The cottage has a medium-sized private garden with a grassed area and block paving which is accessible from either the covered entrance or from the patio doors in the lounge. There is a second piece of grassed area around to the side which is very private and particularly nice for sunbathing as it catches the sun!
- ❖ The two steps from the lounge measure 16cm deep and 13cm deep.
- ❖ There is an arbour seat, metal chairs, wooden table, parasol and BBQ.
- ❖ Sun loungers are available.
- ❖ A rotary dryer is on site.
- ❖ There are security lights outside.