

Access Statement for Anvil, 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 0RB

Tel: 01507 313671 Mobile: 07774 637056

Email: enquiries@grimblethorpehall.co.uk

Web: 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 0JW – 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 Anvil, 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

Anvil 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. Anvil 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

Anvil is a spacious four person cottage which has been lovingly restored to the highest of standards. 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 décor with all up-to-date appliances. All rooms and hallways have central heating.

Entrance Outside

There are two private parking spaces in front of the cottage, 10 metres from the cottage entrance, this area is level and block paved. The entrance to the cottage is accessible from either a ramped block paved area (1.5 mts wide) or from three steps (each step is 1.15 mts wide by 12 inches deep).

The entrance door has a step which is 12cms. The width of the door entrance is 90 cms and is hinged on the left side. The handle is 1.10 mts from the ground.

Hallway

The Hallway measures 1.8m x 2.7m at its maximum points

The flooring is ceramic tiles.

It is evenly lit with spotlights; the switch being positioned 112cms from the floor

There is a wall mounted coat rack 1.75m from the floor.

The hallway has three doors off, to the shower room, kitchen and lounge.

Shower Room

The Shower Room measures 1.8m x 1.8m

Door access width is 80cms, the door handle being 92cms from the floor.

Flooring is non -slip ceramic tiles.

There is a good colour contrast between the floor, walls and furniture.

There is a release mechanism on the outside of the locked door.

The walk in shower is 80cms x 80cms, the door into the shower is 75cms wide.

The shower head is 1.5m from the floor of the shower, at its lowest setting.

The control for the shower is 1.4m from the floor of the shower.

The toilet seat is 42cms from the floor.

The pedestal washbasin is 80cms from the floor.

Kitchen / Diner

The Kitchen / Diner measures 3.8m x 4.5m at its maximum points.

The door access from the entrance hall is 73cms wide, the handle being 82cms 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 1.4m from the floor (located on the end of the left hand side units).

Fire blanket is 1.55m from the floor (located on the wall to the right side of the units).

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

There is one double socket above the skirting and four double sockets at worktop height.

The worktop height is 92cms around the kitchen.

The oven door is drop down, height of the lowest shelf is 45cms and can be accessed from the side.

The sink is 92cms high with cupboards underneath.

The ceramic hob is 92cms high.

There is a fridge / freezer, the top drawer height of the freezer is 88cms, the top shelf height of the fridge is 1.7m

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

On the worktop is a microwave oven and toaster.

The dining table is circular on a pedestal, measuring 1.04m diameter and 75cms high. There are four chairs made of wood and rush, none of which are carvers.

Lounge

The Lounge measures 4.6m x 5.5m at its maximum points.

The door access from the entrance hall is 78cms wide, the handle is 82cms from the floor.

The flooring is 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 75cms high.

The coffee table is an ottoman type and 40cms high.

There is a large brick hearth (1.37m 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 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

Bedroom One is 3.9m x 3.25m.

The door access is 77cms wide.

The flooring with carpet.

There are ceiling spotlights, the switch being 1.2m from the floor.

There are wall lights, which are operated from a light switch 85cms from the floor or pull cords 1.5m from the floor.

There are two double sockets above skirting height and 1 double socket at dressing table height.

There is a 5ft king size bed, the mattress top being 65cms from the floor.

Non feather duvets and pillows are provided.

Sheets, duvet covers and pillow cases are cotton.

Largest transfer space available to the left of right of the bed is 1mt.

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

Largest free space clear of doors and furniture is 1.2m x 1.7m

There is a three door wardrobe, wooden hangers are provided.

A small chair is provided.

A foldable suitcase stand is provided.

The bedside tables are 70cms high.

The dressing table is 74cms high.

From Bedroom One to the Bathroom or Bedroom Two there is a hallway 1m wide and a small step of 14cms.

Main Bathroom

This room is 2.6m x 2.2m

Door access width is 77cms.

The floor is non-slip ceramic tiles.

There is a good colour contrast between floor, walls and furniture.

There is a release mechanism on the outside of the locked door.

There is a heated towel rail, the lowest rail is 60cms from the floor.

The shower head is 1.5m from the floor of the shower.

The control and lever taps are 1.4m from the floor of the bath.

The bath is 52cms from the floor with a lever tap and glass shower screen.

There is a handrail on the wall of the bath 88cms from the bath base.

The toilet seat is 43cms high.

The pedestal washbasin is 75cms from the floor.

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 80cms wide, the handle being 108cms from the floor. The step down to the gravel area is 25cms. Also in this part of the Hallway is a door to a cupboard, which houses the ironing board and iron. The dimensions of this Hallway is 2.6m x 1.9m.

Bedroom Two

There is a small step into this bedroom of 12cms.

Bedroom Two measures 3.9m x 3.8m

The flooring is carpet.

The door access is 80cms, the door handle being 75cms from the floor.

There are ceiling spotlights, the switch being 114cms from the floor, and bedside lights the switch being 88cms from the floor.

There are two single beds, the top of the mattresses being 60cms from the floor.

Both beds are moveable.

The transfer space around the beds is 85cms and 60cms, and in front of the beds is 120cms.

Non feather duvets and pillows are provided.

Sheets, duvet covers and pillow cases are cotton.

Teletext TV is provided with remote control.

There is a single pine wardrobe with two doors, the door handles being 1.15m from the floor.

The dressing table is 75cms high, and equipped with a stool.

Outside

The cottage has a medium-sized private garden, with a grassed area and pond with a fountain.

Outdoor seating provided.

There are security lights.