

Access Statement for Coach House, Grimblethorpe Hall

Our self catering cottage accommodation 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 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

Unfortunately, pets are not allowed in the Coach House.

Arrival at Grimblethorpe

The Coach House 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 Coach House is positioned to the left of the Hall and has its own parking area to the front of the property.

The Coach House

The Coach House adjoins the old stables and once provided storage for the Hall’s coaches, the upper part of the building being the hayloft and grooms accommodation. It was tastefully converted in 2008 by the previous owners of the Hall, to provide a lovely holiday cottage in a wonderful setting.

The Coach House provides spacious accommodation, on the Ground Floor sleeping for two people, and further accommodation on the Upper Floor sleeping four additional people.

Entrance Outside

There are private parking spaces directly in front of the cottage entrance. The area is block paved, it also provides a small table and chairs for two and has two outside lights.

The entrance door has a lip which is 13cms. The width of the door entrance is 83cms and is hinged on the left side. The handle is 108cms from the ground.

Hallway

The Hallway measures 2.6m x 3.3m at its maximum points

The flooring is stone and has a large low pile rug in its centre.

It is evenly lit with spotlights and switches are positioned at 82cms and 114cms from the floor.

There are two double sockets.

There is a console table, height 76cms from the floor, and a coat/umbrella stand.

Bedroom 1 – Ground Floor

Access door is on the left from the Hallway, the door width is 81cms and handle height from floor 88cms.

The Bedroom is 4.06m x 5.95m at its maximum points.

The flooring is carpet, dressed with a small low pile rug.

It is evenly lit with spotlights, switches are 112cms from the floor and bedside wall lights, switches are 115cms from the floor.

The Bed is King Size and has two side tables height 56cm from the floor. Space to the left of the bed is currently restricted to 58cms, however the bed can be moved if required.

The Dressing Table has three drawers and is 78cms from the floor, and seat 40 cms from the floor), with mirror and picture light, the pull for the picture light is 159cms from the floor.

There are fitted wardrobes, equipped with hanging and shelved area (wooden hangers are provided).

There is a three drawer chest 72cms high.

There is a full length mirror on a stand.

There is a large armchair, the seat being 37cm from ground

A suitcase stand, iron, ironing board, hairdryer, cassette/radio and radio/alarm are provided.

Bathroom 1 - Ground Floor

Access is from the Hallway or Bedroom 1, doorway is 81cms wide and handle 88cms from the floor.

The Bathroom is 2.16mts x 2.7mts are its maximum points.

It is evenly lit with spotlights, the light pull being 147cms from the floor.

There are 5 double sockets.

The flooring is tiled.

The pedestal sink is 82cms from the floor and has a mirror above shaver point and towel rail to the right.

The toilet seat is 43cms from the floor.

The walk in shower has a 17cm lip, the shower is equipped with a fold down seat 53cms high. The controls are 137cms from the shower base.

The cupboard is 131cms from the floor.

Kitchen / Dining Room

Access if from the right of the Hallway via an open doorway 88cms wide.

It is evenly lit with spotlights, the switch is 112cms from the floor.

The Kitchen / Dining Room is 2.74mts x 3.89mts at its maximum points.

There are two double sockets in the dining area and three double / 1 single in the kitchen area.

The floor is tiled, with a low pile rug.

The worktop height is 92cms all around the kitchen.

On the worktop there is a microwave oven and toaster.

The oven's lowest shelf is 35cms from the floor.

The hob is 92cms from the floor.

The fridge/freezer, bottom of freezer height from floor is 30cms and bottom of fridge height from floor is 135cms.

The sink is 92cms high with cupboards underneath.

The dining table seats six and is 76cms high and the chair seats 50cms from floor.

There is a CD player.

There are Double French Doors to the outside with an 18cm lip, a further two steps down of 9cm and 8cm.

A fire blanket is located at the end of the left hand side units and an extinguisher is located at the end of the right side units.

Lounge

Entrance is two steps down from the Kitchen (9cms and 10cms), the doorway is 88cms wide, the handle being 77cms from the floor.

The room is 3.58mts x 5.30mts at its widest point.

It is evenly lit with spotlights and wall lights, the switch being 120cms from the floor.

There are 4 double sockets.

The flooring is carpet.

There are 2 armchairs and a sofa, the seats being 45cms from the floor.

There is a coffee table 54cms high, a side table 37cms high and a nest of tables max 43cms high and is easily moveable.

The TV is positioned on a stand 57cms high.

There is a bookcase/cupboard 71cms high.

There is a door overlooking the courtyard, no access is available.

There are two windows overlooking the garden, the sills being 42 and 43cms from the floor.

The fireplace hearth has a 4cms lip and houses the electric wood burner effect fire.

Staircase / Landing

Access to the staircase is from the Lounge, the doorway is 71cms maximum width, handle being 93cms from the floor. The doors are lockable.

The floor is carpeted.

It is evenly lit with spotlights, the switch being 109cms from the floor.

There is a handrail and there are 8 + 6 treads with a half landing.

The landing is 80cms at its widest point

There is a ceiling mounted smoke alarm.

Bedroom 2 (Upper Floor)

Access is from the landing, the doorway being 74cms wide with two steps down 17cms and 18cms. The door handle is 88cms from the floor.

The room is 5.37mts x 4.85mts at its maximum points.

It is evenly lit with spotlights, the switch being 119cms from floor and bedside table lamps.

There are 4 double sockets.

The floor is carpeted.

There are two low windows, height from floor 42cms and 43cms.

There is a double bed, with side tables height 26cms and 70cms. The space to the left of the bed is currently 80cms, the bed can be moved to increase this space if required.

There is a dressing table, height 77cm and stool, height 45cms

There is a coffee table, height 49cms

There is a chair, seat height 47cms

There is a full length mirror on a stand

Wardrobes provide hanging and shelved space (wooden hangers are provided).

A radio alarm is provided.

Bedroom 3 (Upper Floor)

Access is from the landing, the doorway being 72cms wide, the door handle being 88cms from the floor.

The room is 4.04mts x 3.45mts at its maximum points.

It is evenly lit with spotlights, the switch being 118cms from the floor, and bedside table lamps.

There are 4 double sockets.

The floor is carpeted, dressed with two low pile rugs.

There is a low beam 180cms from the floor.

There are two low windows 49cms and 16cms from floor

There are two single beds, 62cms from the floor and bedside tables 43 & 44cms high. Space to the left of bed one is 35cms and between beds

26cm and the right of the second bed 144cms. The beds can be repositioned if required.

An alcove provides hanging space and is equipped with wooden hangers.

There is an occasional chair, seat being 35cms from the floor.

There is a writing desk 73cms high, and stool 48cms high with mirror above 130cms from floor.

A radio/alarm and desk fan are provided.

Bathroom (Upper Floor)

Access is from the Landing, the doorway being 84cms wide, with a left hinge and handle 88cms from the floor.

The room is 1.85mts x 3.20mts at its maximum points.

There is a low window, 54cms from the floor.

The floor is covered with linoleum.

The room is evenly lit with spotlights, the pull switch being 151cms from the floor.

The bath is 55cms high and 167cms long.

The toilet seat is 42cms high.

The pedestal sink is 86cms high, with mirror over 135cm from floor.

The shower has an 11cms lip and the door opening is 45cms wide, the controls are 133cms from the shower base.

There is a towel rail above the radiator, 90cms from the floor