

Access Statement for The Barn, 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 which 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

Dogs are welcome, please enquire when booking. Dogs are not allowed on beds/sofas/chairs or to be left unattended. Please ensure that vaccinations, flea and worming treatment are current and keep them on a lead at all times.

Arrival at Grimblethorpe

The Barn 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 Barn is positioned beyond and to the left of the Hall, through the gate and to the right (adjoining Anvil), it has its own parking area to front of the property.

The Barn

The Barn is a 16th century farm barn and has been stylishly converted by the previous owners of the Hall. The building has two levels, has quality

furnishing and décor and provides 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 can also offer parking for two cars. The area is block paved, and provides a table and chairs. The entrance door, which takes you into the kitchen/diner is 75cm wide and is hinged on the left side, the handle being 1.08m from the ground.

Kitchen / Diner

The Kitchen / Diner measures 5.9m x 3.55m at its maximum points.

There are 4 double sockets at worktop height and 1 double socket above the skirting board.

The flooring is solid English oak.

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

The Kitchen is evenly lit with spotlights, a chandelier and spot lights above work spaces, the light switch is 1.18m from the floor.

The solid beech worktop height is 93cm all around the kitchen.

The oven door is drop down, height of the lowest shelf is 40cm from the floor and can be accessed from the side.

The sink is 93cm high with cupboards underneath.

The ceramic hob is 93cm high.

There is a fridge / freezer. The top drawer height of the freezer is 91cm, the top shelf of the fridge is 1.7m.

Under the worktop is an integral dishwasher, washer/dryer and washing machine.

On the worktop is a microwave oven and toaster (on top is the fire extinguisher and first aid kit).

The dining table is rectangular glass (H:73cm x W:90cm x L:150cm) with metal chairs (padded cushions).

There is a tall pedestal bin.

From this room you enter the Lounge from French Doors, the opening measures 1.3m wide, the handle is 98cm from the floor.

Lounge

The Lounge measures 4.3m x 5.0m at its maximum points.

There are 4 double sockets.

The flooring is solid English oak and dressed with a large low pile rug.

The Lounge is evenly lit with wall and ceiling spotlights, controlled by a dimmer switch being 1.19m from the floor.

There is a nest of three tables and a main coffee table L:110cm x W:60cm x H:40cm.

There is a brick hearth with electric log effect fire.

There is free space all around the two seater sofa, two armchairs and footstool, all of which 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/Cassette/Radio.

There are patio doors in the lounge which lead outside (door opening measuring 1.4m wide with a 5cm lip on the floor). The doors lead out onto a set of three steps detailed on the outside section.

The Lounge leads off to a Hallway and under stairs area 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 1.2m x 1.3m.

Door access width is 74cms, the door handle being 85cm from the floor.

Flooring 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.

The toilet height is 43cms.

The washbasin is 87cm from the floor and is clear underneath, and has a single lever tap.

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 is 78cms.

To the top of the stairs is a landing which has a minimum width of 72cms.

There is a wall mounted fire extinguisher, 130cms from the floor.

Bedroom One

The bedroom is 3.6m x 5.10m.

The door access is 77cms wide.

There are 3 double sockets.

The chandelier light switch is 1.23m from the floor.

The wall lights are operated from one switch which is 92cms from the floor.

There is a 5ft king size bed, bed height is 60cms from the floor to top of the mattress.

There are two bedside tables H:70cms.

Non feather duvets and pillows are provided.

Sheets, duvet covers and pillow cases are cotton.

Largest transfer space available to the left and right of the bed is 90cms, the bed is moveable if required.

There is a double wardrobe and integral dressing table H:70cms.

Two small chairs are provided.

A foldable suitcase stand is provided.

A clock radio alarm and TV are provided.

From Bedroom One you enter the en-suite.

Ensuite to Bedroom One

The ensuite is 3m x 2.5m

Door access width is 72cms, the door handle being 86cms from the floor.

Flooring is non-slip ceramic tiles.

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

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

The bath is 54cms from the floor with Victorian brass taps, with a shower and glass shower screen. There is a handrail on the wall on one side of the bath.

The toilet seat height is 43cms.

The pedestal washbasin is 81cm from the floor, with two lever taps.

There is a mirror light and shaving socket 1.9m from the floor.

The pull cord light switch is 1.54m from the floor.

Bedroom Two

The bedroom is 4.2m x 3.1m

The carpet is beige pile.

The door access is 71cm wide, the door handle being 84cm from the floor.

There are 3 double sockets.

There are ceiling spotlights, the switch being 82cm from the floor, and bedside lights.

There are two zip linked single beds, both 60cms from floor 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 wardrobe with an integral dressing table 70cms high, with picture light and mirror (the picture light switch being 123cms from the floor).

From the bedroom you enter the ensuite.

Ensuite Walk In Shower for Bedroom Two

This room is 2.3m x 1.7m.

Door access is 73cms, the handle being 87cms from the floor.

Minimum transfer space is 50cms.

The shower cubicle is 1200cms x 85cms with a door width of 45cms.

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 being 60cms from the floor.

The toilet set height is 43cms.

The washbasin is 82cms from the floor, with space under, with standard taps.

There is a mirror light and shaving socket 1.68m from the floor.

The pull cord for the ceiling lights is 1.44m from the floor.

There are two hooks on the wall at 1.75m from the 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.

The two steps from the lounge measure 16cm deep and 13cms deep.

There is a table and chairs.

Sun loungers are available.

A rotary dryer is available.

There are outdoor security lights.