

ACCESS STATEMENT

Introduction

Grange Farm provides self catering holiday accommodation, in a converted barn which has been divided into three units. It is rated as three stars with the English Tourist Board.

We have a Caravan Club accredited CL site for five touring vans with hard standings and electric hook up.

We also have two Fishing Ponds stocked with coarse fish.

We have been unable to comply with all the standards required in the National Accessible Scheme and are therefore not accredited by them.

However, we would like to assure our visitors that everyone, whether with a disability or not, will be made very welcome at Grange Farm. Val is a retired nurse and enjoys helping and caring for people and Bill is a retired Airline Captain used to providing excellence in standards and customer care.

Living at the farmhouse Bill & Val are available to help with queries or to lend a hand. Please just ask and we will do our best for you.

The following information follows the format of the NAS survey in part. However, we have described the

cottages individually as they each differ slightly. We hope we have provided the information you need and give measurements as a guide. If you have any questions we will be happy to find the answers.

Pre-arrival

Our brochure giving overall information on the facilities is available on request or can be downloaded from our website

www.grangefarmholidaybreaks.co.uk. Both show our address, telephone and mobile numbers and our email address.

The website is xhtml. It has lots of photographs to show the facilities.

For satellite navigation users our **postcode** is LN9 6QS.

Availability of cottages can be checked by telephone, email or by visiting the visitlincolnshire.com website and inputting Grange Farm in the quick search facility and following the instructions.

Travel directions from Horncastle:

From the A158 towards Skegness, at High Toynton turn left at the first crossroads. Proceed 4 1/2 miles towards Salmonby & Tetford, through the Salmonby bends keeping right and then turn left just before the Tetford sign, near the Cross Keys Inn. Signed Fulletby

& Belchford. The cottages can be found at the second entrance on the right.

To travel by public transport the Stagecoach no. 6 bus from Lincoln to Skegness passes through Horncastle, where you can change onto the local Horncastle to Louth bus. This will stop on request at the end of our lane near the Cross Keys pub and our cottages are 200 yards up the lane. Visitors can request collection by Bill or Val from Horncastle or the local bus stop.

The nearest train station is in Skegness and the bus station is just behind. Take the Stagecoach no. 6 bus to Horncastle and continue as mentioned earlier.

Taxis are available in the Horncastle market place. You may need to book in advance for a wheelchair accessible taxi. Tel. Garry's on 01507 606538 or Haltham's on 0800 298 7044 or 01507 568415

Arrival & Parking

Turning into the cottage driveway which is gravelled, you can park to unload and load outside the front door to each cottage.

To enter the cottages, Oakleaf has two steps down and then one step up into the cottage. Beechwood and Cobnut have one step down and one step up.

Parking is the area between the cottages and the barn, in designated spaces in front of the cottage signposts.

The walkways, drive and car park are gravelled.

All cottages

The upstairs windows are only 400mm from the floor.

The front doors to the cottages are inward opening, 830mm wide, with lever handles. There is a ½” threshold bar.

The space between furniture is less than 670mm wide in some places.

Most bedroom furniture & kitchen door handles are knobs.

All televisions have teletext & the TVs & DVD have remote controls.

The fire alarms have audio sirens.

Oakleaf

- Front door 830mm wide, opening right, into the hallway with vinyl hard floor covering & flat edged door mat.
- leads into the lounge which is carpeted.
- kitchen and bathroom lead off and both have vinyl floor covering.
- stairs, landing and bedrooms upstairs are carpeted.
- 12 stairs which have a height of 201 mm, 260mm depth and staircase is 790mm wide.
- Banister rail at one side 900mm high and a mop rail 850mm high the opposite side.
- Stairs are closed in.
- Vacuum cleaner under the stairs

The bathroom

- bathroom door 760mm wide, opens left into the bathroom and is obstructed by the wash basin.
- overhead shower off the bath taps, with a sliding rail.
- bath has integral side grips –side is 550mm high
- a wall mounted soap dish.
- non slip bath mat is provided.

- Washbasin 800mm high has lever taps and the toilet 430mm high is standard with no special facilities.
- There are two wall shelves, a hook behind the door, a swing bin, a mug holder on the wall and an over basin light with razor point above a mirror

The kitchen

- kitchen is open plan “U” shape with breakfast bar & worktops 920mm high and stools to go under. Wall and base cupboards, an under worktop fridge with small freezer section.
- oven and hob are built in, under and in the worktop. The oven door drops down 360mm high
- lead- free kettle, a toaster and a microwave on the worktop.

The lounge area

- two seater settee and two arm chairs. Seats 470mm high
- A folding table 750mm high with chairs stored inside it - 430mm high seat. The chairs are a folding style without arms.
- Nest of three side tables and a TV storage unit with a shelf for the video and other shelves for CD etc.
- Two wall shelf units for storage and display of books, games etc.

Upstairs bedrooms

- one bedroom contains pine frame crossover beds.

- These are like bunk beds but are at 90 to one another, and the top one has a drawer unit beneath the feet end of the bed. The lower bunk is 470mm high and the top 980mm high
- There are no ladders to climb. You get onto the top by standing on the lower bunk.
- There are no safety rails.
- Double bedroom has a pine framed double bed 460mm high with a three drawer unit each side with a bedside lamp on them
- hanging unit and a chest of drawers with a mirror over and another lamp.
- two armless pine seats 460mm high with pad cushions on them
- cupboard containing the immersion heater tank, shelving with extra pillows and blankets.

Beechwood

- Front door, 830mm wide, opens into the combined dining/lounge space and onto a flat edged door mat, leading on to carpet.
- vinyl floor covering in the kitchen area.
- stairs, landing and bedrooms are carpeted.
- stairs are 201mm high, 260mm deep and the staircase is 790mm wide.
- banister rail 900mm high on one side and a mop rail 850mm high on the other side.
- stairs are closed in
- vacuum cleaner in the cupboard under the stairs.

The kitchen

- open plan and has wall and base cupboards.
Worktops 920mm high
- oven is in a tall unit and has a drop down door
930mm high
- hob is built into the worktop.
- microwave, toaster and lead-free kettle are on the
worktop.

- fridge is under the worktop and has a small freezer section.

The lounge / dining area

- three piece suite seats 430mm high
- glass topped coffee table 455mm high with shelf under
- dining table 730mm high has legs at the four corners and four armless dining chairs 460mm high with seat pads
- TV unit housing the TV & the video/DVD player
- bookshelf which houses the radio/CD player, books, cottage folder, games and a box of tourist information leaflets.

The bathroom

- bathroom door 760mm wide, opens into the bathroom, flat against the wall to the left.
- washbasin 800mm high has lever taps.
- toilet 430mm high is standard. The toilet roll holder is to the right side on the wall.
- shower cubicle but it is only 750mm square with sliding doors giving an entry at the front corner.
- shower has a sliding rail with integral soap dish. The controls have a lever action. The base is 270mm high.
- non slip mat provided.

- two wall shelves, a hook behind the door, a swing bin, a mug holder on the wall and an over basin light with razor point above a mirror.

Upstairs bedrooms

- single room has a pine frame single bed 480mm high, & a built in hanging and shelf unit.
- three drawer bedside unit with lamp.
- small dressing table top with mirror over wooden chair 500mm high with pad cushion.

- twin room has pine frame single beds 480mm high
- with a three drawer unit at the side, with a lamp on each.
- built in dressing table top with a lamp and mirror over
- another mirror on the wall.
- cupboard with the immersion heater tank, shelving with extra pillow and blankets
- some hanging space also
- another cupboard with shelving and hanging space.
- hairdryer is in here.

Cobnut

- ❖ front door 830mm wide, opens to the left
- ❖ into the lounge area onto a flat edged door mat with carpet up to the kitchen area
- ❖ kitchen has vinyl flooring
- ❖ bathroom is carpeted
- ❖ stairs, landing and bedrooms are carpeted.

- ❖ 12 stairs which have a height of 201 mm, 260mm depth and the staircase is 790mm wide

- ❖ banister rail 900mm high at one side

- ❖ mop rail 850mm high the opposite side

- ❖ stairs are closed in

- ❖ vacuum cleaner under stairs

- ❖ kitchen is open plan “U” shape – worktops 900 high
- ❖ wall and base cupboards

- ❖ under worktop fridge with small freezer section
- ❖ oven and hob are built in, under and in the worktop
- ❖ oven door drops down 360mm high
- ❖ lead- free kettle, a toaster and a microwave on the worktop
- ❖ folding table 730mm high with chairs stored inside it. The chairs are a folding style without arms – seat height 430mm.

- ❖ bathroom door 760 mm wide, opens right into the bathroom and is obstructed by the wash basin

- ❖ washbasin 800mm high has lever taps

- ❖ toilet 430mm high is standard with no special facilities.

- ❖ overhead shower off the mixer bath taps, with a sliding rail

- ❖ . bath has integral side grips & sides 550mm high

- ❖ wall mounted soap dish

- ❖ non slip bath mat is provided

- ❖ two wall shelves, a hook behind the door, a swing bin, a mug holder on the wall and an over basin light with razor point above a mirror.

The lounge area

- ❖ two seater settee and two arm chairs seat height 430mm high
- ❖ chairs have reclining actions on each
- ❖ nest of three side tables and a TV table, with the video/DVD and flat screen TV
- ❖ bookshelf which houses the radio/CD player, books, cottage folder, games and a box of tourist information leaflets.

Upstairs bedrooms

- ❖ double bedroom pine frame bed 490mm high
- ❖ three drawer unit each side with a bedside lamp on them
- ❖ chest of five drawers with a shelf over and mirror to the side
- ❖ one armless wooden chair 500mm high
- ❖ cupboard containing the immersion heater tank, shelving with extra pillows and blankets hairdryer is in here
- ❖ single bedroom has single pine frame bed 480mm high
- ❖ a small side table with lamp
- ❖ five drawer chest of drawers and a wooden armless chair

- ❖ wall shelf with hanging under and a set of hooks on another wall, another wall shelf.

The Barn Facilities

paved path around the barn 900mm wide

East side of barn: you need the keypad lock code for entry

- ❖ **Payphone with inductive coupler on the wall to left of door**
- ❖ **First Aid Kit on worktop**

LAUNDRY ROOM & TOURIST INFORMATION

The door is 784mm wide, outward opening left to right

- ❖ Washing machine under the worktop 900mm high
- ❖ Tumble dryer stacked on top of washing machine
- ❖ Cupboard with sink & drainer over, taps not lever style
- ❖ Iron and board
- ❖ A range of leaflets in display on the worktop for you to browse & take
- ❖ A box of leaflets on the worktop, for walks & cycle routes **to borrow & return**
- ❖ Magazines
- ❖ Posters & Notices of events on the tall doors poster boards

STORE

The door opening is 840mm wide and opens outwards right to left

- Secure area for bikes, fishing tackle, mobility scooters etc. Drying area with dehumidifier.

West side of Barn: Washroom

The outer door is 750mm wide opening outwards left to right. The inner doors 750mm wide are outward opening for the WCs and inward opening for the door to the shower.

- Toilets & WHB no special adaptations
- Shower 900mm sq. 230mm upstand, sliding rail, wall mounted grab rail