

# **Access Statement for Kingfisher Lodge, Hagworthingham**

## **4 Star Self-catering Accommodation in the Lincolnshire Wolds.**

### **Introduction**

Kingfisher Lodge is a holiday cottage located in a private valley North of Hagworthingham village in the Lincolnshire Wolds. The cottage is single storey and overlooks its own private lake to the South. The property has been designed to Mobility 1 & 2 Standards of the National Accessible Scheme and currently has a Mobility 1 Rating. Further information can be found on the last page of this document and can also be found on the website [www.visitengland.com.com](http://www.visitengland.com.com)

We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

### **Pre-Arrival**

- We have a modern updated website @ [www.meridianretreats.co.uk](http://www.meridianretreats.co.uk)
- Bookings / enquiries can be made via the website, email, or phone
- The nearest bus stop is in Horncastle 6 miles away on the main Lincoln Skegness Bus Route or there is a local bus route with a stop in Hagworthingham
- The nearest train station is Boston 17 miles away; there are accessible taxis at the station
- The site is best accessed by private car

### **Arrival & Car Parking Facilities**

- Ample private car parking spaces to the Northern and Eastern sides of the Lodge with room for car doors to be fully opened
- Car park area is rolled tarmac planings
- Parking is immediately adjacent to the holiday cottage
- The Cottage entrance is reached along a paved path 4.2 m long and 1.2 m wide with a very slight incline. A handrail is provided 0.95m high along the edge of the path.

### **Key Safe**

- Located 1.1m high on the cottage wall to the left of Kingfisher Lodge Entrance. The rubber cover needs to be raised and the 4 digit code entered that is provided with your booking to enable release of the key.

### **Cottage Entrance**

- The Entrance door is hinged on the left and opens inwards to a rear entrance hall. The door is 0.78m wide with key hole at 1.1m high.
- There is a low level disabled access threshold when entering the cottage

### **General Internal Information**

- Wooden floors with rugs throughout excluding kitchen
- Electric Storage Heaters with Input & Output controls are the principal source of heating
- The Smoke Alarm is fitted in the Lounge above the Television
- Pine log walling, floors, ceilings and doors with exception of bathrooms

### **Rear Entrance Hall**

- 3.97m long, 1.1m wide
- Recessed fuse box for all property electrical items 1m high from floor
- Coat and hat hooks 1.6m high

### **Twin Bedroom with use of Family Shower-room**

- Door width 0.8m
- 2 single beds provided – 3ft width
- Bed heights 0.65m from floor to top of mattress
- Non Feather duvets and pillows provided
- Poly-cotton sheets, duvet covers and pillow cases
- Largest transfer space available to left or right of bed is 0.8m
- Largest free space clear of doors and furniture is 1.80m by 1.55m
- Ironing Board and Iron provided within integral wardrobe

### **Family Shower-room**

- Door width 0.8m
- Shower-room containing Basin with pedestal, WC & Shower. Shower Cubicle 0.75m deep x 0.87m wide with Bi-fold door opening of 0.63m. Note depth of shower cubicle reduces to 0.4m due to door and there is 0.22m height difference from floor when stepping onto shower tray
- Toilet Seat Height 0.43m, Basin height 0.87m, Shower head adjustable from 1.5m to 2m
- Integral Cupboard containing hot water tank and controls. Controls 1.8m high

### **Dining Room & Lounge**

- Door width 0.8m
- The dining area is open plan with the lounge and has cathedral ceiling
- Round wooden dining table (moveable), 1.2m diameter. 0.8m from floor to table top
- 4 Wooden Chairs (moveable) Plus 1 chair with padded seat and arms.
- Lounge suite comprises 1 double sofa and 2 armchairs
- Flatscreen Digital TV with integral Freeview and DVD Player provided with remote controls

### **Self-Catering Kitchen**

- Open walkway from dining room /lounge through to kitchen 1.73m wide
- Oven door is drop down, height of lowest shelf 0.43 metres
- Worktop height 0.93m, Hob is 0.93m high
- Sink is 0.93m high with lever taps & cupboards underneath
- Tall Fridge Freezer Unit. Lowest drawer in Freezer 0.47m high. Highest shelf in Fridge 1.8m high
- Integral Dishwasher with downward opening front
- Evenly lit kitchen with ceiling spotlights and strip lights also provided under high level storage cupboards. High level cupboards 1.4m high
- Washing Machine with downward opening front
- Tumble Drier with sideways opening door in full height cupboard 1.25m high
- Food preparation table provided 1.35m x 0.85m x 0.75m high
- Inward opening French Doors to Patio Area at the front of the property. Low level threshold with overall door width of 1.35m wide by 1.95m high reducing to 0.74m with main door open

### **Double Bedroom with En-suite Bathroom**

- Door width 0.8m, Entrance to Bathroom 0.79m
- 2 single beds provided – 3ft width
- Bed height 0.54m from floor to top of mattress
- Non Feather duvets and pillows provided.
- Poly-cotton sheets, duvet covers and pillow cases
- Largest transfer space available to left or right of bed is 0.9m
- Largest free space clear of doors and furniture is 1.95m by 1.2m
- Integral cupboard
- Bathroom containing Basin with pedestal, WC & Bath
- Toilet Seat Height 0.44m, Basin height 0.87m, Bath rim height 0.55m
- Space to left of toilet 0.15m and right 0.24m

### **Grounds**

- The grounds of the property extend to approximately 20 acres with a 5 acre lake provided for private fishing
- There is a patio area 3.5m x 2.75m accessed from the Kitchen French Doors
  - 2 Wooden Chairs, 2 Benches & Table 1.37m x 0.67m
- Clothes line provided to the west side of the cottage
- Large maintained lawn area to southern & western sides of the property. 8.5m from Lodge to grass bank above lake and further 8.5m to lake
- Warning! – Safety Advice must be heeded in connection with the lake. All guests must read the Advice sheet in the Guest Information Folder.
- There is a footpath not far from the entrance gates which leads to Hagworthingham village

### **Additional Information**

- The Guest Information folder is produced in size 12 font and local attraction leaflets are provided
- Mobile phone reception is variable according to network
- The cottage is no smoking throughout
- Pets are not allowed

### **Contact Information**

- Cottage Address: Kingfisher Lodge, Harrington Road, Hagworthingham, Spilsby, Lincs. PE23 4NE
- Office Address: The Estate Office, Leverton, Boston, Lincs. PE22 0AA
- Telephone 01205 870210/505
- Email: [office@ewbowser.com](mailto:office@ewbowser.com)
- Website: [www.meridianretreats.co.uk](http://www.meridianretreats.co.uk)
- Hours of operation: Phones 9am - 5pm Wed, 9am -1pm Thurs

**We welcome your feedback to help us continuously improve should you have any comments please contact us on 01205 870210/505 or email [office@ewbowser.com](mailto:office@ewbowser.com)**

# **Visit Britain - National Accessible Scheme**

If you have particular mobility, visual or hearing needs, assessment is regulated by the National Accessible Scheme. The following symbols & summaries are intended to give you a brief understanding of the different accessible standards under the Scheme. Properties and attractions displaying these symbols will have met the National Accessible Scheme criteria.



## **MOBILITY 1**

Typically suitable for a person with sufficient mobility to climb a flight of steps but would benefit from fixtures and fittings to aid balance.



## **MOBILITY 2**

Typically suitable for a person with restricted walking ability and for those that may need to use a wheelchair some of the time and can negotiate a maximum of three steps.



## **MOBILITY 3 (Independent)**

Typically suitable for a person who depends on the use of a wheelchair and transfers unaided to and from the wheelchair in a seated position. This person may be an independent traveller.



## **MOBILITY 3 (Assisted)**

Typically suitable for a person who depends on the use of a wheelchair in a seated position. This person also requires personal or mechanical assistance (eg carer, hoist).



## **ACCESS EXCEPTIONAL**

Access Exceptional: provides for all levels of mobility impairment listed above with reference to the British Standard BS 8300:2001. Achieves the standards above for either independent wheelchair users or assisted wheelchair users and fulfils additional, more demanding requirements.



## **VISUAL IMPAIRMENT LEVEL 1**

Typically provides key additional services and facilities to meet the needs of visually impaired guests.



## **HEARING IMPAIRMENT LEVEL 1**

Typically provides key additional services and facilities to meet the needs of guests with hearing impairment.



## **VISUAL IMPAIRMENT LEVEL 2**

Typically provides a higher level of additional services and facilities to meet the needs of guests with visual impairment.



## **HEARING IMPAIRMENT LEVEL 2**

Typically provides a higher level of additional services and facilities to meet the needs of guests with hearing impairment.