

Access Statement for Ramsden Hall, Hareby.

4 Star Self-catering Accommodation in the Lincolnshire Wolds.

Introduction

Ramsden Hall is a holiday cottage located within the small village of Hareby in the Lincolnshire Wolds. The cottage is single storey and located to the North of Pond Cottage in the centre of the village. The property has been designed to Mobility 1 & 2 Standards of the National Accessible Scheme and currently has a Mobility 1 Rating. Further information on this scheme can be found on the last page of this document and can also be found on the website www.visitengland.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
- Bookings / enquiries can be made via the website, email, or phone
- The nearest bus stop is in Spilsby 5 miles away
- The nearest train station is Boston 15 miles away; there are accessible taxis at the station
- Hareby is best accessed by private car
- There is a separate disabled toilet facility at the Hareby Courtyard available by request
- Should you wish to have the use of suction rails in the bathroom for mobility purposes we have these available in the cupboard by the main entrance door. Do contact us straight away if you would like us to install them for you.

Arrival & Car Parking Facilities

- Ample private car parking spaces on the North Side of the property with room for car doors to be fully opened
- Car park area is rolled tarmac planings with a gradual slope away from the parking area and holiday accommodation to the road.
- Parking is opposite the post & rail fence that encloses the property. There is a wooden hand gate 1.43m wide through to the cottage
- Ramsden Hall entrance is 9 metres from the gate entrance and reached along a paved path 1.35m wide and then over a spacious level patio area.

Key Safe

- Located 1.4m high on the brick wall and 1.4 m to the right of Ramsden Hall 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

- There are a pair of Entrance Doors hinged on either side and opening inwards to the Hallway. The Entrance is 0.94m wide overall or 0.47m wide with one door open. Key hole at 1m high.
- There is a low level disabled access threshold when entering the cottage

General Internal Information

- Tiled/wooden floors with rugs throughout excluding kitchen in living areas. Bedrooms carpeted

- Under-floor heating and oil radiators are the principal source of heating
- 2 Smoke Alarms fitted in Hallway
- Carbon Monoxide Detector fitted in Hallway
- Pine Boarding to Dining Room / Lounge walls and cathedral ceiling as well as Hallway walls

Hallway

- From Entrance Hallway is 1.75m wide
- Coat and Hat hooks 1.4m from floor
- Control Thermostat for Oil-fired Central Heating 1.05m high

Utility Room

- Door 0.78m wide
- Washing Machine with sideways opening front
- Tumble Drier with sideways opening front
- Worktop for Laundry 0.9m high
- Timer for hot water & central heating 1.1m from floor
- Megaflow hot water tank with immersion heaters

Self-Catering Kitchen

- Door from Hallway 0.78m wide
- Oven door is drop down, height of lowest shelf 0.46 metres
- Worktop height 0.94m, Hob is 0.94m high
- Sink is 0.94m high with lever taps & cupboards underneath
- Tall Fridge Freezer Unit. Lowest drawer in Freezer 0.44m high. Highest shelf in Fridge 1.73m high
- Integral Dishwasher with downward opening front
- Evenly lit kitchen with ceiling spotlights and strip lights also provided under some high level storage cupboards. High level cupboards 1.4m high
- Good contrast between floor, cupboards and other surfaces

Dining Room & Lounge

- Open walkway from kitchen through to dining room/lounge 1.4m wide
- The dining area is open plan with the lounge
- Rectangular wooden dining table (moveable), 1.8m x 0.91m. 0.77 m from floor to table top
- 6 Wooden Chairs (moveable) Plus 1 chair with padded seat and arms.
- Lounge suite comprises 2 double sofas and 2 armchairs
- Flatscreen Digital TV with integral Freeview and DVD Player provided with remote controls
- Visitor Information shelves at 1.1m & 1.2m high

Twin Bedroom with use of Family Shower-room

- Door width 0.78m
- 2 single beds provided – 3ft width
- Bed heights 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 beds is 0.6m
- Beds are movable if more space is required to one side
- Largest free space clear of doors and furniture is 2.6m by 0.6m

Twin Bedroom with En-suite Bathroom

- Door width 0.78m, Entrance to Bathroom 0.78m
- 2 single beds provided – 3ft width
- Bed height 0.53m 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 0.7m
- Largest free space clear of doors and furniture is 3.2m by 1.1m
- Bathroom containing Basin with pedestal, WC & Shower & Bath
- Toilet Seat Height 0.44m, Basin height 0.82m, Bath rim height 0.53m
- Space to left of toilet 0.23m and right 0.37m

Family Shower-room

- Door width 0.78m
- Shower-room containing Basin with pedestal, WC & Shower. Shower Cubicle 0.83m deep x 0.96m wide. Retracting door leaving opening of 0.5m width. Note 0.15m height from floor to access shower cubicle and tray
- Toilet Seat Height 0.43m, Basin height 0.81m, Shower Head height adjustable from 1.5m to 2m
- Space to left of toilet 0.23m and right 0.53m

Double Bedroom with En-suite Bathroom

- Door width 0.8m, Entrance to bathroom 0.8m
- 1 double bed provided – Standard 4 ft 6 width
- Bed height 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 1.50m
- Bed is movable if more space is required to one side
- Largest free space clear of doors and furniture is 1.8m by 1.6m
- Fuse box for all property electrical items 1.8m high from floor
- Bathroom containing Basin with pedestal, WC & Bath
- Toilet Seat Height 0.44m, Basin height 0.82m, Bath rim height 0.53m
- Space to left of toilet 0.20m and right 0.28m
- Shelving 1.4m high

Grounds

- The grounds of the property are separated by a hawthorn hedge and post & rail wooden fencing. There is a paved patio area 10.75m x 5.90m, outside the main entrance doors of the cottage. The remaining grounds are covered by gravel.
- 5 Metal Chairs & 1 Stool. Wooden Table 1.35m x 0.75m
- Rotary Airing rack available in gravel area or stored in utility room
- Further wooden hand-gate 1.1m wide with steps down to road and 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: Ramsden Hall, Hareby, Spilsby, Lincs. PE23 4HT
- Office Address: The Estate Office, Leverton, Boston, Lincs. PE22 0AA
- Telephone 01205 870210/505
- Email: office@ewbowser.com
- Website: 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

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.