



Accessibility Guide for Bran House, Hareby.

4 Star Self-catering Accommodation in the Lincolnshire Wolds.

**Bran House, Hareby Courtyard, Hareby, Spilsby, Lincs
PE23 4HT**

www.meridianretreats.co.uk

Contact for accessibility enquiries: Nick Bowser

The Estate Office, Leverton, Boston, Lincs. PE22 0AA

Telephone: 01205 870210

Email: admin@ewbowser.com

Hours of operation: Mon-Fri 9.30am-4.30pm

Welcome

At Bran House, we are committed to making all of our guests' stay as enjoyable as possible and aim to provide suitable access for all the guests that we are able to accommodate. The Ostlers, which is one of three properties in The Courtyard, has been designed to Mobility 1 & 2 Standards of the National Accessible Scheme.

At A Glance

Parking

- There is private car parking on a stone surface 5 meters from the entrance to the courtyard.
- Bran House entrance is 40 metres from The Courtyard Entrance and reached along a paved path, 0.9 metres wide with a very slight incline.

Entrance

- The main entrance is accessed by a low level permanent ramp.
- The door is 1.1m wide and the key hole is at 0.94m high.
- There is level access from the main entrance to the lounge area, kitchen, double bedroom and one twin bedroom (both with en-suite shower room)
- There is a flight of stairs with one right hand turn which leads to the second twin bedroom and the bathroom.

Bedrooms

- The sheets, duvet covers and pillow cases are polycotton
- The duvets and pillows provided are non feather
- All bedrooms have windows

Level access bedrooms

- The entrance to the ground floor bedrooms is 0.74m for the twin and 0.8m for the double
- Largest free space clear of doors and furniture is 2.18m by 1.5m (in the double room). In the twin the largest transfer space between the beds is 0.5m.
- The entrance to the en-suite shower room is 0.8m in the double room and 0.74m in the twin room.
- The door frame at the entrance to the shower-cubicle is 0.07m high.

Lounge and dining area

- The lounge is open plan with the dining room
- It is accessed through the main door which is 1.1m wide.
- This main living space accesses both ground floor bedrooms and also the kitchen

Kitchen

- The open walk-way is 0.84m wide
- Work top height is 0.91m
- Hob height is 0.91m and lowest shelf in oven is 0.43m
- The sink is 0.91m high with cupboards underneath.

General Information

- There are tiled throughout with floor rugs
- There are contrasting colours for walls, floors, doors, ceilings and furnishings
- The Guest Information folder is produced in size 12 font and local attraction leaflets are provided
- The property is non-smoking

Getting Here

- Bran House is best accessed by car
- 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

Arrival & Car Parking Facilities

- Ample private car parking spaces opposite the Courtyard entrance with room for car doors to be fully opened
- Car park area is stone surface with gradual slope away from the parking area and holiday accommodation
- Parking is 5 metres away from the Courtyard Entrance
- The Bran House entrance is 40 metres from the Courtyard Entrance and reached along a paved path 0.9 metres wide with a very slight incline.

Key Safe

- Located 1.4m high on the brick wall to the left of the Bran House 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 Dining Room / Lounge. The door is 1.1m wide with key hole at 0.94m high.
- There is a low level disabled access threshold when entering the cottage



Dining Area & Lounge

- The dining area is open plan with the lounge.
- Rectangular wooden dining table (moveable), 1.83m x 0.91m. 0.76 m from floor to table top
- 4 Wooden Chairs & 1 Bench (moveable) Plus 1 chair with padded seat and arms.
- Lounge suite comprises 2 double sofas and 2 armchairs
- Flatscreen Digital TV with Freeview and Teletext provided with remote controls. DVD Player also.



Accessible bedrooms

- All bedrooms have ceiling lights, bedside lights and natural light
- Furniture can be moved to improve accessibility
- Both ground floor bedrooms are accessible

Double Bedroom with En-suite Shower-room

- Door width 0.8m, Entrance to Shower-room 0.8m
- Double bed provided – Standard 4ft 6” width
- Bed height 0.45m from floor to top of mattress
- Largest transfer space available to left or right of bed is 0.7m
- Largest free space clear of doors and furniture is 2.18m by 1.5m
- Shower-room containing Basin with pedestal, WC & Shower & Slip Resistant Flooring. Shower Cubicle 0.92m deep x 0.96m wide with Bi-fold door opening of 0.72m. Note depth of shower cubicle reduces to 0.55m due to door opening and door frame to enter shower 0.05m high from floor.
- Toilet Seat Height 0.43m, Basin height 0.83m, Shower Head height 2.05m
- Space to left of toilet 0.28m and right 0.19m



Twin Bedroom with En-suite Shower-room

- Ground Floor
- Door width 0.8m, Entrance to wet-room 0.74m
- 2 single beds provided – 3ft width
- Bed heights 0.58m from floor to top of mattress
- Largest transfer space available to left or right of bed is 0.5m
- Largest free space clear of doors and furniture is 2.19m by 0.45m
- Shower-room containing Basin with pedestal, WC & Shower & Slip Resistant Flooring
- Toilet Seat Height 0.43m, Basin height 0.83m, Shower Head height 2.05m
- Space to left of toilet 0.30m and right 0.17m



Self-Catering Kitchen

- Open walkway from dining room /lounge through to kitchen 0.84m wide
- Recessed fuse box for all property electrical items 0.71m high from floor
- Oven door is drop down, height of lowest shelf 0.43 metres
- Worktop height 0.91m, hob is 0.91m high
- Sink is 0.91m high with lever taps & cupboards underneath
- Tall Fridge Freezer Unit. Lowest drawer in freezer 0.41m high. Highest shelf in fridge 1.7m 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



Upstairs

- Open staircase access 0.75m wide from kitchen area with a 90 degree left hand bend towards the top.
- There is a handrail to the side of the stairs where no support is provided from the wall.

First Floor Twin Bedroom with En-suite Bathroom

- Entrance width 0.75m at top of stairs, Entrance to bathroom 0.71m
- 2 single beds provided – standard 3ft width
- Bed heights 0.45m from floor to top of mattress
- Largest transfer space available to left or right of bed is 0.75m
- Largest free space clear of doors and furniture is 4.1m by 1.24m

- Bathroom containing Basin with pedestal, WC & Bath
- Toilet Seat Height 0.43m, Basin height 0.82m, Bath rim height 0.52m
- Space to left of toilet 0.41m and right 0.39m
- Integral Cupboard containing hot water tank and controls. Controls 1m high



Grounds

- The grounds of the property are separated by the 1.65m high wooden screening provided. There is a patio area 3.67m x 2.75m, 2 metres to the left of the cottage entrance and accessed via blue brick flooring down a slight slope
- 6 plastic Chairs & table 1.35m x 0.8m on patio in summer months
- Remaining grounds are gravel with a small perimeter border containing lavender, dwarf conifers & pyracantha plants



Additional Information

- The Guest Information folder is produced in size 12 font and local attraction leaflets are provided
- Details of emergency contact numbers and local services are available in the guest information folder.
- The cottage is no smoking throughout
- Pets are not allowed



We welcome your feedback to help us continuously improve; should you have any comments or accessibility enquiries please contact us on 01205870210 or email admin@ewbrowser.com

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