



Accessibility guide for Kingfisher Lodge, **Hagworthingham** **4 Star Self-catering Accommodation in the** **Lincolnshire Wolds.**

Kingfisher Lodge, Harrington Road, Hagworthingham, Spilsby, Lincs, PE23 4NE

www.meridianretreats.co.uk

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

Welcome

At Kingfisher Lodge, 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.

Kingfisher Lodge has been designed to Mobility 1 & 2 Standards of the National Accessible Scheme and has a current Mobility 1 rating.

At a glance

Parking

- Ample private car parking spaces next to the lodge
- A paved path leads to the cottage entrance

Entrance

- 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.
- The door is 0.787m wide with the key hole at 1.1m high.
- The property is on one level so all rooms can be accessed from the ground floor.

Bedrooms

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

Level access bedrooms

- The width of the door to both bedrooms is 0.8m
- The width of the door to the shower and bath rooms is 0.79m and 0.8m respectively.
- Both bedrooms have twin single beds and the bed height is 0.65m from the floor to top of mattress.

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

Getting here

- 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

- 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.



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 Area & 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

- 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

Kitchen

- 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
- 1 double bed provided – 4ft6 width
- 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
- Details of emergency contact numbers and local services are available in the guest information folder.
- Mobile phone reception is variable according to network
- The cottage is no smoking throughout
- Pets are not allowed

We welcome your feedback to help us continuously improve should you have any comments please contact us on 01205 870210 or email admin@ewbowser.com

Last updated: November 2019