



Accessibility Guide for The Ostlers, Hareby.

4 Star Self-catering Accommodation in the Lincolnshire Wolds.

**The Ostlers, Hareby Courtyard, Hareby, Spilsby, Lincs
PE23 4HT**

www.meridianretreats.co.uk

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

Welcome

At The Ostlers, 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, is rated by Visit England under 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.
- The Ostlers entrance is 10 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.
- 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 0.75m for the twin and 0.8m for the double
- Largest free space clear of doors and furniture is 2.61m by 1.4m (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 0.74m or more
- 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 0.87m wide
- Work top height is 0.94m
- Hob height is 0.94m and lowest shelf in oven is 0.43m
- The sink is 0.94m 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 Ostlers entrance is 10 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 0.5m to the left of the Ostlers 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 right and opens inwards to Dining Room / Lounge. The door is 1.1m wide with key hole at 0.89m 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
- 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 Freeview and Teletext provided with remote controls. DVD Player also.



Self-Catering Kitchen

- Open walkway from dining room /lounge through to kitchen 0.87m wide
- Recessed fuse box for all property electrical items 0.55m high from floor
- Oven door is drop down, height of lowest shelf 0.43 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 0.45m 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



Accessible bedrooms

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

Twin Bedroom with En-suite Shower-room

- Ground Floor
- Door width 0.75m, Entrance to wet-room 0.74m
- 2 Single beds provided – 3ft width
- Bed height 0.62m from floor to top of mattress
- Largest transfer space available to left or right of bed is 0.35m
- Largest free space clear of doors and furniture is 1.45m by 0.50m
- Shower-room containing Basin with pedestal, WC & Shower & Slip Resistant Flooring
- Toilet Seat Height 0.44m, Basin height 0.83m, Shower Head height 2.05m
- Space to left of toilet 0.17m and right 0.28m



Double Bedroom with En-suite Shower-room

- Ground Floor

- Door width 0.8m, Entrance to Shower-room 0.82m
- Double bed provided – Standard 4ft 6” width
- Bed height 0.51m from floor to top of mattress.
- Largest transfer space available to left or right of bed is 0.62m
- Largest free space clear of doors and furniture is 2.61m by 1.4m
- Shower-room containing Basin with pedestal, WC & Shower & Slip Resistant Flooring. Shower Cubicle 1.04m deep x 0.94m wide with Bi-fold door opening of 0.72m. Note depth of shower cubicle reduces to 0.65m due to door opening and door frame to enter shower 0.07m high from floor.
- Toilet Seat Height 0.43m, Basin height 0.83m, Shower Head height 2.05m
- Space to left of toilet 0.22m and right 0.26m



Upstairs

- Open staircase access 0.75m wide from kitchen area with a 90 degree 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

- First Floor
- Entrance width 0.75m at top of stairs, Entrance to bathroom 0.71m
- 2 single beds provided – Standard 3 ft width
- Bed heights 0.52m from floor to top of mattress.
- Largest transfer space available to left or right of bed is 0.83m
- Largest free space clear of doors and furniture is 4.1m by 1.3m
- Bathroom containing Basin with pedestal, WC & Bath
- Toilet Seat Height 0.43m, Basin height 0.81m, Bath rim height 0.52m
- Space to left of toilet 0.4m and right 0.4m
- Integral Cupboard containing hot water tank and controls. Controls 0.95m high



Grounds

- The grounds of the property are separated by the 1.65m high wooden screening provided. There is a patio area 3.2m x 2.75m, 4 metres to the right of the cottage entrance and accessed via blue brick flooring down a slight slope
- 6 Plastic Chairs & Table 1.35m x 0.8m on the 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 enquiries about accessibility please contact us on 01205 870210 or email admin@ewbrowser.com

Last updated: November 2019