



# **Accessibility guide for Ramsden Hall, Hareby.** **4 Star Self-catering Accommodation in the Lincolnshire Wolds.**

**Ramsden Hall, Hareby, Spilsby, Lincs  
PE23 4HT**

[www.meridianretreats.co.uk](http://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](mailto:admin@ewbowser.com)

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

## **Welcome**

At Ramsden Hall, 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.

Ramsden Hall has been designed to Mobility 1 & 2 Standards of the National Accessible Scheme.

Ramsden Hall is a single storey property so all rooms can be accessed from the ground floor and there are no internal steps.

## **At a glance**

### **Parking**

- Parking is opposite the post & rail fence that encloses the property.
- Ramsden Hall entrance is close to the gate entrance and reached along a level paved path.

### **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.

### **Bedrooms**

- The width of the door to each of the bedrooms is 0.78m or more.
- The entrance to each of the en-suite shower/bath rooms and the family shower room is at least 0.78m.
- The largest transfer space in the twin rooms is 0.6m or more and in the double bedroom is 1.5m
- Non feather duvets and pillows provided
- Polycotton bed linen provided

### **Lounge/dining area**

- The lounge is open plan with the dining area
- Open walk way of 1.4m from lounge/dining area into kitchen

### **Kitchen**

- Door into kitchen from hallway is 0.78m wide
- Worktop height 0.94m, Hob is 0.94m high
- Sink height is 0.94m with cupboards underneath.

## **General Information**

- Tiled/wooden floors with rugs throughout living areas, excluding kitchen. The bedrooms are carpeted.
- Good contrast between floor, cupboards and other surfaces

### **Getting here**

- 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

### **Arrival**

- 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.



### **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
- The key safe is Located 1.4m high on the brick wall and 1.4 m to the right of Ramsden Hall Entrance.



### **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

### **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



### **Dining Area & Lounge**

- Open walkway from kitchen through to dining area/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 arms and padded seat.
  - Lounge suite comprises 2 double sofas and 2 armchairs
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- Flatscreen Digital TV with integral Freeview and DVD Player provided with remote controls
  - Visitor Information shelves at 1.1m & 1.2m high



### **Bedrooms**

- All bedrooms have windows
- Ceiling lights, bedside lights and natural daylight are present in all bedrooms
- Bedroom furniture can be moved to improve accessibility
- All bedrooms are accessible

### **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
- 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
- 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



### **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
- 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



### **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
- 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.*

### **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 Airer 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
- 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](mailto:admin@ewbowser.com)**

**Last updated: November 2019**