

Access Statement: The Granary

Introduction

- The Granary is a brick-built, double glazed, two-bedroomed, oil central heated, 18th century barn conversion (completed in 2008) located on a quiet country lane leading to the sea (approximately 1 mile away).

Pre-Arrival

- We have an extensive website, with diagrams of the floor / room layouts and pictures of all the rooms.
- Bookings / enquiries can be made by email, telephone or by letter.
- All guests are provided with a glossy colour brochure with a large map detailing our location.
- The nearest bus stop is the Axe and Cleaver Public House, a ten-minute walk away.
- Grimsby Rail Station is approximately 18 miles away (30 minute drive).
- Several taxi services are available in North Somercotes.
- This access statement is available on our website and in the 'Welcome File' in the cottage.

Arrival & Car Parking Facilities

- We provide ample private car parking.
- Space for approximately 20 cars.
- No extra cost / free of charge.
- The area is a mixture of tarmac and gravel, but access to all cottages is via a tarmac area.

Main Entrance

- The main entrance is via the front door from the Car Park. The key for this door is issued to our guests on arrival.

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- The front door is 87cm x 200cm with the hinge on the left. The keyhole is 114cm high.
- There is a 12cm step up into the building.
- The front door opens into a cloakroom which leads onto a downstairs toilet. There is a light switch on the right hand side.
- The cloakroom leads onto the open-plan kitchen / dining / living area. There is a light switch on the right hand side.
- There is a large inset mat inside the front door, leading onto a solid oak floor.
- Inside the main entrance on your left is the coin-operated electricity box. £10 is included on arrival and this should be adequate. Any sum above this is paid by the guest using £1 coins.
- A 'Welcome Pack' with all the details about the cottage is located on the dining table.

Self-Catering Kitchen

- The kitchen has 1 door leading into it from the cloakroom.
- The kitchen is open-plan with a central island and this separates the kitchen area from the dining / living areas.
- All cupboards and work surfaces are of a standard size and height.
- There is an integrated oven under the work surface.
- The electric oven can be accessed from both sides.
- There is a full-size dishwasher.
- All crockery and glassware is located in the cupboard units.
- The fridge is integrated under the central island.
- The kitchen is lit by ceiling spotlights and lights under the wall units.
- There is a fire extinguisher and blanket in the kitchen diner area.
- There is a smoke detector linked to the electricity circuits.

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Dining Room

- Our dining area is incorporated with the kitchen. For more information on the self-catering kitchen, please see above.
- The solid rectangular dining table is 80cm wide x 150cm long x 76 cm high.
- There are 4 dining chairs.
- The dining area is incorporated with the lounge area.

Lounge

- The flooring is a solid oak wooden floor. One wall is exposed brickwork.
- There is one 3-seater sofa and one 2-seater sofa.
- There is a nest of tables.
- There is a 37" Panasonic plasma TV with Freeview.
- The lounge leads onto a private patio area via French doors.

Laundry

- There is a laundry room located next to the cottages for communal use.
- There is a washing machine, tumble dryer and a freezer.
- There are also ironing facilities and equipment.

Outdoor Facilities

- The patio doors lead off the lounge onto an enclosed private patio area.
- The patio doors open to a maximum width of 149cm and are 190cm high.
- There is an 8cm threshold and a step down between the lounge and the patio area which is approximately 12cm.
- It is an inevitable lip to the door structure but can be relatively easily negotiated.
- The patio area is gravel and paving and is 4.9m x 4.5m.
- There is a patio table, 4 chairs and an umbrella.

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- The patio has a selection of wall-climbing plants and seasonal planted tubs.

Stairs & Landing Areas

- The stairs are an 'L' shaped left turn comprising of 5 steps, 2 corner steps and then 6 steps.
- The stair width is 90cm and the depth (tread) is 24cm. Each step is 18cm high.
- There is a wooden rail on the right hand side and is 90cm high.
- There is maximum headroom of at least 2 metres (on entry to staircase).
- There is a Velux window over the stairway.
- As you enter the bedroom area, there is a self-closing, heavy-duty fire door for your safety (required by Building Regulations).
- The carpet is good-quality; biscuit-coloured short pile and extends throughout the upstairs area.

Bedrooms & Sleeping Areas

- There is one double bedroom and one twin bedroom.

Bedroom 1 (Double Bedroom)

- The door is 76cm x 197 cm, hinged on the left.
- The door is another self-closing door (please see above).
- The carpet follows through from the stairs (please see above).
- There is a Sweet Dreams 4'6 double bed.
- All bedding is Dorma, with non-feather pillows and quilt.
- The bed is centrally placed, with a 47cm space to both the left and right.
- The light switch is on the right hand side as you enter the room.

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- There is a double spotlight reading lamp located above the centre of the bed.
- There is a built-in wardrobe.
- There is a Velux window with a blackout blind.

Bedroom 2 (Twin Bedroom)

- The fire door is 83.5cm x 197.5cm, hinged on the right. The carpet follows through from the stairs and landing areas (please see above).
- There are two Sweet Dreams 3ft single beds.
- All bedding is Dorma, with non-feather pillows and quilt.
- The light switch is on the left hand side as you enter the room.
- The space between the 2 beds is 190cm.
- The distance between the beds and their respective walls is 56cm.
- There are additional lamps at each side of the two beds.
- There is a Velux window with a blackout blind.
- One wall is exposed brickwork.

Bathroom & WC

- The door width is 76cm x 197cm.
- The toilet and sink are built-in at one end of the bathroom with a cupboard. All are standard heights.
- There is an electric shower over a full-size bath.
- There is a Karndean luxury vinyl floor.
- The room also contains a shaving socket and a light over the cabinet.
- There is an additional lighting over the shower.
- There is a Velux window with a sun blind.

Grounds and Gardens

- The main door leads onto an enclosed shared large courtyard which is approximately 11m x 14m. Virtually

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central to the courtyard is a 4.8m x 3.5m approx. wooden decked enclosed gazebo for shared use.

- The courtyard is indicated on the floor plan.
- There is a selection of patio tables, chairs and umbrellas etc.
- The patio has a selection of wall-climbing plants and seasonal planted tubs.

Additional Information

- A 'Welcome Pack' is available.
- Separate folders for all manufacturers' leaflets and places of interest leaflets are available.
- Pets are welcome - please inform us on booking.
- The premises are non-smoking.

Address

- Mrs Linda Libell, Meals Farm Holiday Cottages, Meals Farm, Marsh Lane, North Somercotes, Louth, Lincolnshire, LN11 7NT
- Telephone: 01507 358256
- Email: linda@mealsfarm.co.uk
- Website: www.mealsfarm.co.uk
- Hours of operation: Open all year.
- Emergency number: 07724764347

We welcome your feedback to help us continually improve. If you have any comments please telephone 01507358256 or email linda@mealsfarm.co.uk.

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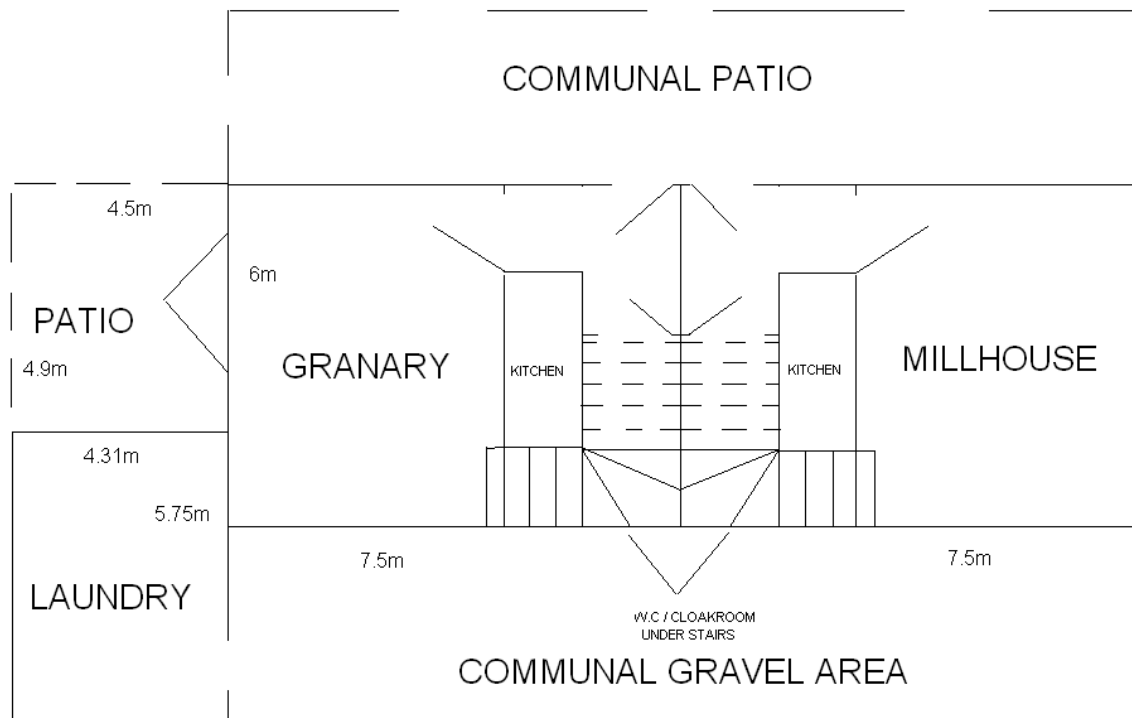
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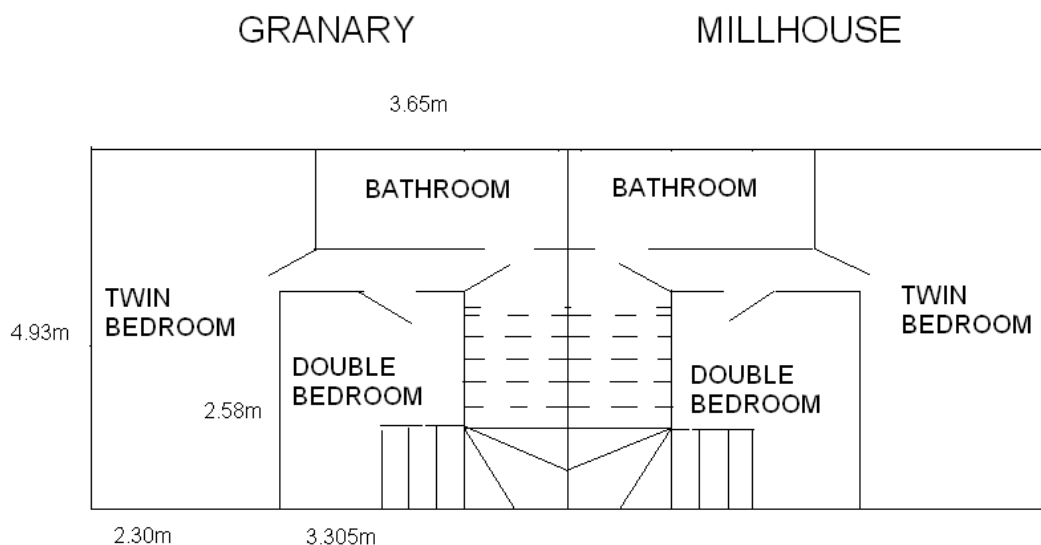


Floor plan – downstairs



SKETCH PLAN - NOT TO SCALE

Floor plan – upstairs



FIRST FLOOR PLAN
SKETCH - NOT TO SCALE