



Access Statement: The Stables

Introduction

- The Stables is a brick-built, single- storey double glazed, one-bedroom, barn conversion, it has oil central heating, and is 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 which is accessed from a large level courtyard. The key for this door is issued to our guests on arrival.

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- The front door is 90cm x 200cm with the hinge on the left. The keyhole is 100cm high.
- There is a fixed wooden ramp (1:12) with handrail.
- The front door opens into the kitchen / dining area. There is a light switch on the right hand side.
- There is a large 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 or £2 coins.
- A 'Welcome Pack' with all the details about the cottage is located on the dining table.

Self-Catering Kitchen

- On entering the kitchen, there is a small cloakroom area to the left.
- The kitchen is to the right of the entrance and occupies one full wall and in addition there is a 1800cm island. All cupboards and work surfaces are of a standard size and height.
- There is an integrated oven. The top of the oven is 133cm from the floor and the bottom of the oven is 75cm from the floor.
- The electric oven can be accessed from both the front and right sides.
- There is a dishwasher.
- All crockery and glassware is located in the cupboard units.
- The fridge is located under the island work surface.
- The kitchen is lit by wall lights, ceiling lights and plinth lights.
- There is a fire extinguisher and blanket in the kitchen diner area.
- There is a mains powered heat and smoke detector.

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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 oblong dining table is 75cm x 118cm x 75cm high.
- There are 4 dining chairs.
- The open-plan kitchen diner leads to the lounge area.

Lounge

- The floor is solid oak with a rug.
- There is a three-seat Alston sofa and one chair
- There is a 42" Panasonic wall mounted TV with Freeview.

Laundry

- We provide a combination Washer/Dryer and Washer and Dryer in our laundry room.

Outdoor Facilities

- The main door leads onto an enclosed shared large courtyard, which is approximately 11m x 14m. Virtually central to the courtyard is a 4.8m x 3.5m wooden decked enclosed gazebo for shared use.
- There is a selection of patio tables, chairs and umbrellas etc.
- The patio has a selection of wall-climbing plants and seasonal planted tubs.

Bedrooms & Sleeping Areas

- There is one bedroom with one double bed and one single bed
- The door is 83.5cm x 197 cm, hinged on the left. The carpet is very good quality and beige.
- There is a Sweet Dreams pocket-sprung 4'6 double bed and a 3' single bed
- All bedding is Dorma, with non-feather pillows and quilt.

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- The beds are equally placed across the room, 40cm from either wall with a central 50cm gap in between.
- The light switch is on the right hand side as you enter the room.
- There is a wall light above each bed and a central chandelier.
- There are curtains and voiles at both windows

Shower-room & WC

- There is an open-plan, fully tiled wet-room.
- The door width is 84cm x 197cm.
- The toilet seat height is 48cm. A toilet seat riser is available on request. There is also a folding riser disabled grab rail.
- The distance to the left of the toilet is 120cm. The distance to the right of the toilet is 22cm.
- The sink height is 88cm.
- The free floor space is 176cm x 220cm.
- There is an electric shower. There is a padded perching stool with back and arms provided.
- There is a specialist non-slip floor.
- The room also contains a shaving socket with a large bathroom cabinet with double mirror. There are several strategically-placed handrails.

Grounds and Gardens

- Please see above for information about the enclosed courtyard area.

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.

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Address

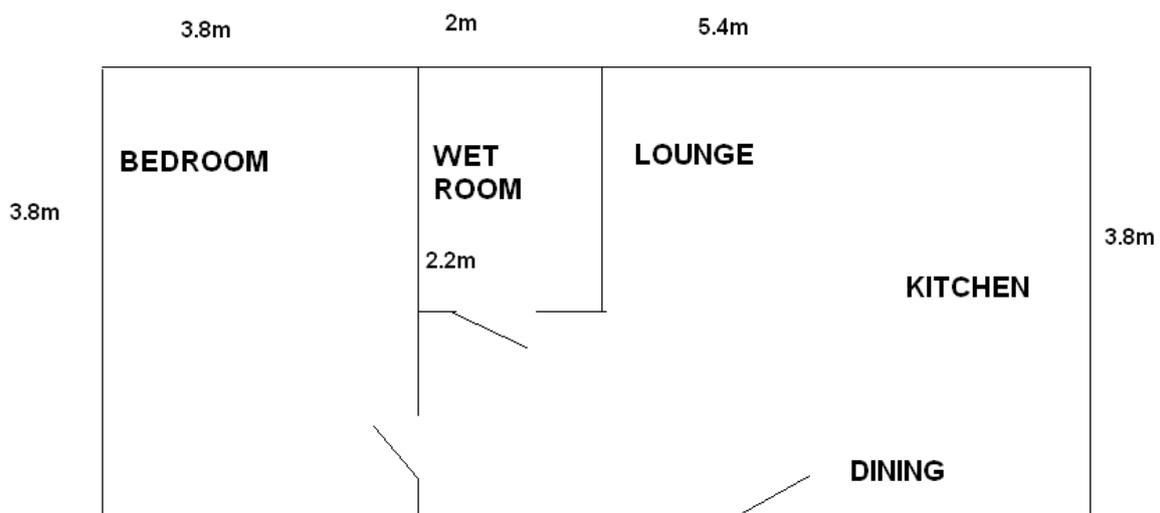
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We welcome your feedback to help us continually improve. If you have any comments please telephone 01507358256 or email linda@mealsfarm.co.uk.

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Floor plan



SKETCH PLAN ONLY - NOT TO SCALE.