

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Barn Cottage**

### **Introduction**

Barn Cottage offers a stay to be remembered. It is situated on the Lincolnshire Nottinghamshire border within easy access to the historic city of Lincoln with its ancient Cathedral and medieval Castle. The cottage is also within easy driving distance of Robin Hood country which is approximately 17miles away, where you will find the Major Oak.

Set within walled,private gardens, with access through electric gates offering secure parking.

Barn Cottage is the ideal retreat for families, or the business person wanting that little bit extra.

Barn Cottage has been converted from old farm stables dating back two hundred years. It has been sympathetically renovated, retaining as many of the original features as possible.

Barn Cottage accommodates up to five people in three bedrooms, two en suite and one containing a sauna. There is a double and a single bedroom on the ground floor and a master suite on the first floor consisting of dressing room , bedroom with a kingsize bed and large en suite bathroom with free standing bath and shower.

Barn Cottage has been rated as five star accommodation by "Visit England".

Barn Cottage also has a converted stable block which is available for conferences or as a social venue for up to twenty people seated.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01777 228777 m:07767 871787 or email [simon@bendabit.com](mailto:simon@bendabit.com).

### **Pre-Arrival**

- Enquires can be made by, email telephone and post.
- For full details and maps of how to reach us please see the directions' section of our website. Alternatively, you can plan your journey by car or public transport using [www.transportdirect.info](http://www.transportdirect.info); simply enter your postcode and ours, which is LN1 2JP to get directions.
- The nearest railway station is Saxilby which is 5.4 miles away, this is a local service to Lincoln from Doncaster and Lincoln to Sheffield,(Meadow Hall etc). Taxis are available in Saxilby for a station pickup.
- Main east coast rail stations are close, one being at Retford station, approx 11 miles west, and Newark North gate approx.14 miles south. There is also Newark Castle station to Nottingham which can alternatively be caught at Collingham Station, approx. 6 miles south of Newton.
- The nearest bus stop is on Dunham Road 0.2 miles from the cottage. There is a shelter with seating. All buses can accommodate one wheelchair. Buses from Newton to Lincoln take approximately 30mins. The No.106 bus runs to/from the bus station in Lincoln. Bus times can vary, for further details see the bus operator's stage coach web site for details.
- A taxi service runs from Newton, details: Peter K.Kars 0771 608 9553
- The drive from the main street is crushed granite which is not suitable for most wheel chairs.
- The nearest Shop and post office is 200m away north off the High Street offering groceries, newspapers etc. Local off licence at Laughterton post office, approx 1 mile north of Newton
- We can arrange for shopping to be delivered in time for your arrival, please let us know your requirements when booking. Alternatively, you can place an order directly with Tesco which is 9.7 miles away Tel 0845 6779283
- Our brochure with hire rates for Barn Cottage and this Access Statement are available in larger print on request.

## **Key Collection, Welcome and Car Parking**

- The keys for Barn Cottage are collected from the owner's property, which is next door, or you will be met at the property by the owners, Simon & Kay mobile 07767 871787 or, alternatively, Tracy, mobile no: 07964 171771 .
- Parking is off street, available for 2 cars in the courtyard area alongside the well, 20m from the front door of the cottage. On street parking is also available from the north side of the property on the Brambles. There is a dropped kerb of approx. 80mm.
- The parking area has a crushed granite surface leading to the cottage.
- This area is well lit at night by motion sensor lights.

## **Entrance to Property**

- The Access to the property is along a gravel drive leading to an electric gate. The code to the gate will be given to you by email or post and will be activated for the duration of your stay.
- The front door is 1.140m/44.5ins wide.
- There are 3 steps to the front porch door 200/180 and 60 mm. An alternative access is available at the rear of the cottage from the Brambles. Kerb height 100mm step into door 130mm
- Access from the patio doors (860mm wide) to the lawn, is by three steps 230mm 150mm and 120mm.
- The entrance is well lit by a lamp on motion sensor lights
- The floor covering inside the entrance is tiled.
- The rear entrance is 770mm wide

## **Halls, Stairs, Landings, Passageways**

- The hall, stairs and landings are well lit using a combination of ceiling and wall lights.
- Passageways are min 750mm/29.5ins wide.

- The floor covering is wood.
- The spiral staircase to the first floor has 11 steps@ 210mm/step, width is 600mm. Being a spiral staircase, it is quite steep but there are handrails.

### **Sitting Room/Lounge**

- The sitting room/lounge is situated on the ground floor with level entry from the hallway.
- The door opening to the lounge is 750mm/29.5ins wide.
- The room has a mixture of leather seating with sofas and soft chairs with cushions , together with a low coffee table.
- Furniture can be moved.
- There is a widescreen digital television with remote control, subtitles, and a sky box.
- Ipod centre for music.
- Lighting is natural daylight and by night levels are controlled with wall & overhead lighting. There is also a standard lamp in the room.
- The flooring is short pile fitted carpet.
- Access to lawn and patio area is through patio doors.
- Under floor heating.

### **Dining Room**

- The dining room is situated on the ground floor with level entry from both the hallway and the kitchen.
- The farm house kitchen table seats 6, chairs (moveable side to side) and has legs on each corner, 650mm/25.5ins from floor to lowest point of table (underspace) and is 800mm/31.5ins high.
- There is free space around the table.
- Chairs (all moveable) – 4 chairs that have no arms, 2 chairs with arms. There is also a Chesterfield 3 person leather sofa and a Chesterfield leather lounge chair.

- Lighting is natural daylight with led down lighters around the room.
- Flooring is short pile fitted carpet.
- Large farm house kitchen dresser.
- 32" Flat screen television.
- Games.

## **Kitchen**

- The kitchen is situated on the ground floor with step free, level access from the hallway and is open plan to the dining room.
- The door openings to the kitchen from the hallway are 750mm/29.5ins wide.
- The door of the oven drops down and the handle is 950mm/37.4ins above the floor. The hob is 930mm/36.6ins above the floor.
- Worktop and sink are 930mm/36.6ins above the floor.
- Free standing fridge and freezer in the rear hall available, highest shelf in fridge 870mm/34.25ins and lowest drawer in freezer 950mm/37.4ins.
- Breakfast bar seating 4 people on high stools. Fixed to end of kitchen worktop.- 790mm/31.02ins from floor to lowest point of table (under space), 850mm/33.46ins high with arms
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking.
- Large cutlery and utensils, cordless kettle.
- The kitchen is evenly lit with led spotlights above work surfaces.
- Flooring is laminated oak.
- Micro wave oven provided.
- Smoke and heat detectors throughout the property.

## **Bedrooms and Sleeping Areas**

- Barn cottage has three bedrooms sleeping 5-6 persons, all unique.
- The door to the ground floor bedroom with a single bed & sauna is accessed from the kitchen doorway is 770mm/30.5ins wide.
- Bedroom two with two single beds and bathroom is accessed from the lounge it has a small step down 60mm.
- The height of all beds from the top of the mattress to the floor is 450mm/17.7ins.
- Lighting is natural daylight and at night overhead lighting . Bedside lamps are also in each room.
- All bedrooms offer good colour contrast between the floor, walls and doors, short pile carpet, non-feather bedding, widescreen digital television with dvd & remote control, subtitles, and audio description facilities.
- The upstairs bedroom is accessed from the lounge via a spiral staircase. This is a large bedroom with king sized bed, chesterfield chair, television along with changing room and bathroom.
- All beds have 100% cotton sheets.

### **Bathrooms, Shower-rooms and Toilets**

- Both ground floor bedrooms share a bathroom, which has a large power shower, toilet and sink.
- Access to shower via a 180mm step.
- Door opening 800mm/31.5ins wide.
- Wash basin 800mm/31.5ins high.
- Lever taps on the washbasin and bath.
- Toilet 400mm/15.7ins high.
- Well lit with overhead lights
- Tiled flooring.
- The door opening to the bathroom upstairs is 750mm/29.5ins wide. It has the same lighting, lever taps and flooring as above. But there is a free standing bath with shower above

## **Garden**

- We have a paved patio area which can be accessed from the lounge by three step's. Table & chairs and a bbq are available on the patio.
- Private fenced in lawn.
- The private garden area is approx: 60 sq m lawn and flower beds.

## **Contact Information**

Address (Inc postcode): Simon & Kay Minnitt, The Barn, Old Hall Farm, Newton on Trent, Lincoln. Lincolnshire. LN1 2JP

Telephone: 01777 228777 m:07767 871787

Email: [simon@bendabit.com](mailto:simon@bendabit.com)

Grid Reference: lat 53.256912 long: -0.75385898

Hours Of Operation: Within reason any time.

Local Accessible Taxi: Peter K. Kars 0771 6089553