

# Access Statement for Swynford Cottage

Please note: We have tried to provide as much accurate information about access, facilities and services relevant to our cottage as possible. But we do not make any claims or offer any personal opinions as to its suitability for guests with any access needs

## Location

Swynford Cottage is central within the village of Old Bolingbroke, which itself is situated on the edge of the Lincolnshire Wolds.

Whilst the village is a popular venue for walkers, cyclists and families visiting Bolingbroke Castle and enjoying the history of its Royal past, it retains that quiet countryside feel. The roads on the approach to and within the village are in the main tarmacked, but are often single-tracked and used by walkers, riders and cyclists. Care is needed.

## Public Transport

- The village's access is mainly by road.
- Public transport is limited but a Call Connect bus service operates from The Black Horse Inn (next to the cottages) to both Horncastle and Spilsby where regular bus services operate between Lincoln and Skegness. Additional services to Boston are also available.
- The nearest train station is Thorpe Culvert approximately 11 miles away from Old Bolingbroke. Trains from this station operate to both Skegness and Nottingham. Connections to all major cities can be made from Nottingham.

The link below will give more detailed information on all public transport within the area.  
<http://www.carlberry.co.uk/rfnshowl.asp?L1=>

## Local Shops and Restaurants

- The market town of Spilsby is approximately 3 miles away and offers a Sainsbury's supermarket, butchers, bakers, post office and newsagent/convenience store. The town has a couple of pubs, both Indian and Chinese restaurants with take-away options. There is also an Italian restaurant and fish and chip shop. A petrol station is situated approx. 3 miles away, just outside Spilsby on the A158 Partney roundabout. This also offers a convenience store.
- There are many pubs in the surrounding villages, most offering food at various times.
- Details of shop and restaurant opening hours, together with take-away menus can be found within the Information Booklet provided at the cottage.

- A Welcome Pack is provided for your stay (details of contents), however, any particular requirements can be requested at the point of booking (please note there may be an additional charge).
- Majority of the 'large' supermarkets offer an 'on-line order and delivery service to the village.

### **Car Parking**

- Parking is on the road directly outside the cottage, there is room to park two vehicles without causing an obstruction to a nearby road junction.

### **Key Collection**

- Keys are located in a key safe at the cottage. Full details are provided before arrival.

### **Entrance to the Cottage**

- A PIR security light is fitted at the front door of the property, lighting the steps and porch to the front door.
- There are three 15cm (6") steps from the road to the front door, the first two some 30cm (12") deep with the third opening onto the porch area. The porch and front door are approximately 92cm (36") and 81cm (32") wide respectively. The front door opens onto a small area directly at the bottom of the stairs. The initial headroom and doors leading either side to the sitting room and dining room are 160cm (73") high, 107cm (42") wide
- Inside the front door is a barrier carpet.
- Light switches for the hall and stairs are located on the wall on the bottom of the stairs on the right hand side.

### **Hall, Stairs, Landing**

- The stairs as in most cottages are relatively steep with a handrail on one side; they are carpeted and well-lit with a light switch at both top and bottom. There are 11 steps, 92cm (36") wide but with a fairly shallow depth of 20cm (8").
- The galleried landing has a picture window giving plenty of light during the day and well-lit by a ceiling light at night. The landing is open to the stairs with a newel post and handrail on one side only.
- There is a smoke alarm fitted to the ceiling on the landing.

### **Sitting Room**

- The sitting room door is 160cm (73") high, 79cm (31") wide, with ceilings then 204cm (81") to the beams.
- The sitting room has a beamed ceiling and is carpeted with a rug in front of an open fire, a fire guard is provided.

- There is a large comfortable sofa, a leather armchair and a further armchair.
- The room is lit with wall lights and table lamps.
- There is a TV with all Freeview channels, BT Sport and Catch-up TV. There is also a DVD player provided.
- Unlimited Infinity Broadband is available through the cottage.
- A carbon monoxide alarm is fitted to the ceiling.

### **Dining Room**

- The dining room door is 160cm (73") high, 79cm (31") wide, with ceilings then 204cm (81") to the beams.
- The dining room has a beamed ceiling and a deep red quarry tiled floor
- There is a large wooden dining table and chairs to seat 6. It has good access around the dining table, which is 79cm (31") high with 61cm (24") clearance underneath. Chairs are moveable with seat pads provided for extra comfort.
- There is a pendant ceiling light above the dining table and two wall lights.
- An iPad docking station is also provided.

### **Kitchen**

- The door through to the kitchen is 69cm (27") wide and 178cm (71") high
- All worktops are at 92cm (36") and wall cupboards are at standard height.
- There is 125cm (49") free space between the kitchen units
- The fitted oven is electric with a drop down door and integral grill
- There is an electric ceramic hob and extractor fan, fitted within the worktop.
- A front loading washing machine 60cm wide
- A front loading automatic washing machine 60 cm wide
- A fridge/freezer, microwave, cordless kettle and 4 slice toaster are also provided.
- There is a single stainless steel sink unit with a lever handled mixer tap fitted within the worktop.
- An iron and ironing board are provided.
- Flooring is deep red quarry tiles, all kitchen units are a light wood colour.
- Lighting is down lighters and under cupboard lights
- There is a smoke alarm fitted to the ceiling.
- The door through to the back hallway is 73cm (29") and 178cm (71").

### **Back Hall**

- There is a small cloakroom with a rail and coat hangers, a shoe rack is also provided.
- The floor is dark tiling with a door mat.
- There is a brick (5" ) step up to the back door which is 76cm (30") wide and 208cm (73") high.

## **Bathroom**

- The downstairs bathroom offers a large bath with a 48cm (19") side panel non slip matting provided.
- The sink is recessed into a bathroom unit, with a standard height worktop of 92cm (36") and cupboards underneath.
- The Toilet seat height is 42cm (17") and there is space of circa 41cm (16") around the toilet.
- There are single levered taps on both the bath and basin and a central light fitting
- The floor is dark grey tile with a floor bath mat and light contrasting walls and paintwork.

## **Ground Floor General**

- The internal ground floor is all on one level but with a 73cm (29") access and 13cm (5") step up to the back garden area.
- Roman blinds and curtains are in both the sitting room and dining room. There is a wooden venetian blind in the bathroom.

## **Bedroom One and En-suite**

- The floor is carpeted.
- There is a king size metal framed bed (5ft) which is 56cm (22") high to the top of the mattress.
- A non-feather duvet, bedspread and 4 pillows, with all bedding are provided
- The bedroom is well lit with centre light and two bedside lamps.
- A remote control TV is provided.
- Hairdryer.
- There are two bedside tables 72cm (28") high, a chest of drawers and a wardrobe.
- The clearance at the end of the bed is 74cm (29"), with clearance at the window side of 81cm (32"), and 107cm (42") between the bed and the en-suite door.
- The main en-suite offers a large walk-in shower; this has a 15cm (6") step onto the drying area, with 58cm (23") and 56cm (22") openings into the shower itself. A non-slip mat is provided
- The toilet and washbasin are at standard height, 42cm (17") and 84cm (33") respectively.
- There is a heated towel rail which can become hot when the central heating is on and requires care.
- The en-suite is well lit, with a centre light and a mirror with both light and shaver functions.

- Flooring is a textured wooden finish with a bath mat provided.
- The walls, paintwork and tiles are light and contrasted to the floor.

### **Bedroom Two**

- The floor is carpeted.
- There is a king size metal framed bed (5ft) which is 56cm (22") high to the top of the mattress.
- A non-feather duvet, bedspread and 4 pillows, with all bedding are provided
- The bedroom is well lit with centre light and bedside lamps.
- A remote control TV is provided.
- Hairdryer
- There are two bedside tables 71cm (28") high, a chest of drawers and an ornate hanging rail.
- The clearance at the end of the bed is 62cm (24"), with clearance at the window side of 59cm (23") and 143cm (56") between the bed and the wall on the entrance side.

### **Bedroom Three**

- There is a divan bed, 68cm (27") high to the top of the mattress, with a non-feather duvet and 4 pillows.
- The clearance at the end of the bed is 39cm (15") and 46cm (18") between the bed and the wall, there is an area of 104cm (41") clear of doors and furniture.
- The floor is carpeted.
- A remote control TV is provided.
- Hairdryer.
- There is one bedside table 68cm (27") high.
- A wardrobe with drawers at the base is provided.

### **Upstairs Shower Room**

- The 2<sup>nd</sup> en-suite has a large shower with a glass sliding door, there is a 15cm (6") step into the shower with a 38cm (15") door opening.
- The toilet is fitted at a standard height 42cm (17"), there is a large corner basin fitted at a height of 84cm (33").
- There is also a heated towel rail which can become hot when the central heating is on and requires care.
- The en-suite is well lit with a centre light fitting.
- Flooring is a textured wooden finish with a bath mat provided.
- The walls, paintwork and tiles are light and contrasted to the floor.

## **Upstairs General**

- All upstairs doors are of standard size 74cm (29") wide, 218cm (77") high
- Both showers are 'high spec' easy to operate, electric showers, with a separate isolation switch.

## **Garden**

- The back garden area is a flat hard surface with a brick raised flowerbed.
- There is a wooden table and chairs to seat 6.
- Access is primarily through the cottage, but with access if required through a wrought iron gate 92cm (36") wide into the Annexed property next door. This then leads through double wrought iron gates to the path and roadway.

## **Additional Information**

- Central heating is oil fired, with a separate boiler room outside.
- Wireless unlimited Infinity Broadband is available throughout the cottage.
- Mobile phone reception can be limited in some areas.
- All bedding and towels are provided.
- The property is strictly no smoking throughout.
- No pets are allowed.
- A Welcome Pack is provided for your stay (details of contents), however, any particular requirements can be requested at the point of booking (please note there may be an additional charge).
- Fire extinguishers are sited on both floors and a fire blanket is provided in the kitchen.

## **Future Plans**

- We welcome feedback from our guests and would always use the information to help us to continually improve.

## **Contact Information**

- Further details are available on our Website <http://www.handhcottages.co.uk/>
- Telephone: 01790 752234
- Email: [contact@handhcottages.co.uk](mailto:contact@handhcottages.co.uk)
- Further location details will be given after booking and prior to arriving