

Access Statement for Wisteria 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

Wisteria 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

- Off road parking is available in front of the double gates.

Key Collection

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

Entrance to the Cottage

- The area directly in front of the cottage is grass with a path of slabs sunk into the lawn.
- There are 2 wide steps into the cottage, the first being 7cm (3") high and the second 15cm (6"). There is then a 5cm (2") threshold into the hallway.
- The door is 102cm (40") wide and opens to circa 82cm (32") clear.
- There is coir matting immediately inside the door, the remainder of the floor is a textured wood finish.
- There are fitted coat hooks and wall lights
- The hall is 110cm (43") wide, with doors to the kitchen, shower room, bedroom and sitting room all leading from it.
- There is a fire alarm fitted to the ceiling
- The fire extinguisher is positioned in the hall

Kitchen

- The door through to the kitchen is 76cm (30") wide and 178cm (71") high
- All worktops are at 92cm (36") and wall cupboards are at standard height.
- There is free space between the kitchen units circa 142cm (56") x 203cm (80")
- The free standing cooker is electric with a separate grill and an extractor fan
- A front loading dishwasher 60cm wide
- A fridge with small ice box, microwave, cordless kettle and toaster are also provided.
- There is a single stainless steel sink unit with a lever handled mixer tap inset into the worktop.
- An iron and ironing board are provided.
- Flooring is light coloured tiles and light walls
- There is a roller blind fitted at the window.
- Lighting is down lighters and a pendant light above the sink area
- There is a smoke alarm fitted to the ceiling.
- There is a carbon monoxide alarm fitted above the back door.

- There is a fire blanket provided
- There is a 41cm (16") access point through to the back door, where there is a step up of 20cm (8"), 32cm (12") deep.
- The back door is a stable style and is 76cm (30") wide
- The central heating boiler is positioned on the outside wall of the kitchen

Shower Room

- The shower room has a large shower with a glass sliding door, there is a wooden step 15cm (6") tall and 20cm (8") wide, with a further 15cm (6") step into the shower with a 48cm (19") door opening.
- The toilet is fitted at a standard height 42cm (17"), there is a large basin fitted at a height of 84cm (33").
- Taps are single cross handle
- The shower room is well lit with downlighters.
- Flooring is a textured wooden finish with a bath mat provided.
- The walls, paintwork and tiles are light and contrasted to the floor.
- There is a wooden venetian blind at the window.
- There is a fitted towel rail and glass shelf
- A central heating radiator heats the room.
- There is a wooden venetian blind at the window.

Bedroom

- 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 a bedside lamp.
- A remote control TV is provided.
- Hairdryer.
- There is one bedside table 72cm (28") high, a wardrobe with an internal chest of drawers and a decorative TV table.
- The clearance at the end of the bed is 59cm (23"), with clearance at the window side of 39cm (15"), and 110cm (43") between the bed and the wardrobe.

Sitting Room

- The room is carpeted with a rug
- There is a comfortable leather sofa and an armchair.
- The room is well lit with a large window, a centre light, wall lights and table lamps.

- The TV is remote control with all Freeview channels.
- There is also a DVD player provided.
- Unlimited Infinity Broadband is available through the cottage.

Ground Floor General

- The internal ground floor is all on one level but with a step up of 20cm (8"), 32cm (12") deep.
- Roman blinds and curtains are in the bedroom, with curtains and a vertical blind in the sitting room.
- All internal doors are 76cm (30") wide and 178cm (71") high, the sitting room door is glass panelled.

Garden

- The back garden area is a flat hard surface with a flowerbed bordering the driveway.
- There is a wooden table and chairs to seat 2.
- Access is through double wrought iron gates to the path and roadway.

Additional Information

- Central heating is oil fired.
- 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).

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
- Further location details will be given after booking and prior to arriving.