

Access Statement for Church Farm, Anderby

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

Introduction

Church Farm is a farmhouse of the Victorian era, which has been recently refurbished and now provides well-appointed self-catering facilities. It is a detached property, with a large, level garden.

The ground floor of Church Farm consists of kitchen and dining area, garden room, utility room, pantry and lounge. A cloakroom can be accessed via the utility room. The whole of the ground floor is level with a tiled floor. The house sleeps up to 8 people in 4 bedrooms, all of which are situated upstairs. In addition, a double sofa bed in the lounge can provide sleeping for 2 further people. The bathroom and the shower room are situated upstairs and a ground floor cloakroom is accessed via the utility room.

We look forward to welcoming you. If you have any queries or require any assistance, please phone 01507-490602 or 07796-758366 or email sara.everard@btopenworld.com.

Pre-Arrival

- The nearest bus stop is either at Mumby, approximately, 2 miles away to the south or Huttoft, approximately 2 miles away to the north.
- The nearest train station is at Skegness, approximately 11 miles away.
- Taxi firms with accessible vehicles can be found at Alford and Sutton on Sea, contact details are in the guest information file.
- The nearest small shop with petrol station is at Huttoft, approximately 2 miles away. Major supermarkets will deliver to the house if you wish to order over the Internet.

Key Collection, Welcome and Car Parking

- Upon arrival, we will endeavour to meet you at the house and bring you the keys. If this is difficult, we will arrange to leave the keys in a secure place, the details of which we will let you know before you arrive.
- Parking is available for several cars on a level, gravelled driveway.
- Parking is available for 2 cars in a detached garage, which has a concrete, level floor and internal lights. The garage doors can be opened electronically. Access from the garage to the house is over a level, gravelled surface.
- The parking area and driveway is lit by an outside light on the house adjacent to the side door and by 2 lights on the front of the garage.

Entrance to Property

- The exterior side door of the house (the nearest door from the parking area) is 80cm/31.5ins wide.
- An exterior light is adjacent to this side door.
- Externally, a small paved area gives access to the side door. The bottom of the doorframe is 10cm/4ins above the paved area.
- This side door leads directly into the kitchen, the floor covering of which is tiled, with a small doormat immediately at the entrance.

Kitchen and Dining Area

- The kitchen and dining area are situated on the ground floor with step free, level access into the garden room, lounge, pantry, utility. A downstairs cloakroom can be accessed from the utility room.
- The door of oven grill drops down and the handle is 71cm/28ins above the floor. The door of the smaller oven drops down and the handle is 44cm/17.5ins above the floor. The door of the larger oven drops down and is 71cm/28ins above the floor. The hob is 90 cm/35.5ins above the floor.
- The worktop and sink are 91.5 cm/36ins above the floor.
- The dishwasher, fitted under the work surface, is of standard size.
- A Fridge freezer is provided. The height of the freezer from the floor to its highest point is 76cm/30ins. The height of the fridge from the floor to its lowest point is 79cm/31ins and to its highest point is 178cm/70ins.
- A table is situated in the dining area; it is 64cm/25ins from floor to the lowest point of table (under space) and is 79cm/36ins high. There is free space all around the table although it can be shortened to provide extra access space if required.
- There are 12 upright chairs with no arms or cushions.
- There is a radio CD unit with IPod dock and remote control.
- Glasses and kitchen utensils can be moved from wall cupboards to lower cupboards, if required, please request this when booking.
- The kitchen and dining area is evenly lit, with 3 ceiling lights, 2 wall lights, 1 under unit light and 1 over cooker light.
- Flooring is tiled

Utility Room

- The utility room is accessed from the kitchen, with level entry.
- The door opening is 74cm/29ins wide.
- There is a standard size washing machine, front-loading.
- The worktop and sink are 90cm/35.5ins above the floor.
- A single ceiling light lights the room.
- The floor is tiled.

Downstairs Cloakroom

- The cloakroom is accessed from the utility room, with level entry.
- The door opening is 74cm/29ins wide.
- The room is small and measures 190cm/75ins long and 87cm/34ins wide.
- The toilet is 38cm/15ins high
- The washbasin is 79cm/31ins high.
- The room has no natural daylight and is illuminated by a ceiling light and a florescent light over the mirror.
- The floor is tiled

Pantry

- The pantry is accessed from the kitchen, with level entry.
- The door opening is 74cm/29ins wide.
- The worktop is 90cm/35.5ins above the floor.
- Kitchen items from the wall cupboard can be moved to lower cupboards, if required, please request this when booking.

Garden Room

- The garden room is accessed from the kitchen, with level entry. The aperture is 113cm/44.5ins wide.
- The floor is tiled.
- The lounge has 2 sofas', both seating 2 guests, and 2 high chairs, along with a low coffee table. The furniture is moveable.
- The room is well lit during the daytime, with windows providing natural light on 2 sides and patio doors to the 3rd side. This is supplemented during the evening by 1 ceiling light, 2 wall lights and 2 table lamps.
- The patio doors lead to a small paved patio, paved pathway and to a larger patio area where the BBQ shelter is found. The patio doors threshold is 9cm/3.5ins above the paved area.

Lounge

- The lounge is accessed from the dining area of the kitchen, with level entry.
- The door opening to the lounge is 74cm/29ins wide.
- The lounge has 3 sofa's, seating 8 guests, together with a low coffee table. One of the sofa's can be converted into a double sofa bed.
- Furniture can be moved.
- There is a wide screened digital television with remote control, subtitles and a DVD player with remote control.
- Lighting is natural daylight by day and by night there are 3 ceiling lights, 3 wall lights and a table lamp.
- A wood-burning stove is situated here, with a smoke/carbon monoxide alarm fitted.
- The flooring is tiled.

- The front door leads from the lounge to the garden and is 80cm/31ins wide. There is a paved entrance area and paved path outside the front door, which leads to the patio area and to the gravelled driveway. The path is 56cm/22ins wide. The threshold of the door is 9cm/3.5ins above the paved area.

Hall, Stairs, Landings and first floor Passageways

- There is no separate hallway and the stairs lead directly from the lounge.
- The staircase to the first floor has 12 steps and a handrail to one side. At their smallest, each step is 26.5cm/10.5ins wide. All the steps are 20cm/8ins high.
- The stairs, landings and passageways are all well lit with ceiling lights.
- The stairs, landing and passageways are covered in short pile carpet.
- First floor passageways are 76cm/30ins wide at their narrowest point.

Bedrooms on the first floor

- There is one bedroom with a double bed, two bedrooms with twin beds and one bedroom with bunk beds.
- The floor covering to the bedrooms is short pile carpet
- Lighting is natural daylight and at night overhead lighting is provided. Bedside lamps are available by each bed. Each bed in the bunk bed has access to a switch able wall light.
- The doors to the bedrooms, with the exception of the bunk bedded room, are 74cm/29ins wide. The door to the bunk bedded room is 66cm/26ins wide.
- The height of the double bed from the top of the mattress to the floor is 59cm/23ins. The height of the single beds from the top of the mattress to the floor is 74cm/29ins.
- The height of the lower bunk bed from the floor to the top of the mattress is 48cm/19ins and the height of the upper bunk bed from the floor to the top of the mattress is 134cm/53ins. Access to the top bunk bed is by vertical ladder with 4 steps.
- A small shelf can be accessed from the upper bunk. Due to space restrictions, a shelf has not been fitted for use from the lower bunk. Instead, a stool is available to provide a storage area.

Bathroom

- The bathroom is accessed from the upstairs passageway by 2 steps down.
- In height, the 2 steps down are 21.5cm/8.5ins and 20cm/8 ins. The width of the step is 34cm/13.5ins.
- Door opening is 74cm/29ins wide.
- The ceiling of the bathroom is sloping. This slope does not compromise access to the bath, WC and basin. However, the ceiling slopes to a low point of 110cm/43.5ins in height and access to parts of the bathroom and the bathroom window is compromised by this height.
- The floor is laid with a laminate type floor covering.
- Toilet is 39cm/15.5ins high.

- Washbasin is 83cm/32.5ins high.
- The bath has a mixer tap and hand held shower. A non-slip bath mat is provided.
- The bathroom is lit with overhead lights and a florescent light over mirror.

Shower Room

- The shower room has a step free, level access.
- Door opening is 74cm/29ins wide.
- A low entry shower tray is provided, which has a step of 4cm/1.5ins in height.
- The aperture to the shower is 52cm/20.5ins wide.
- A non-slip shower mat is provided.
- The floor is laid with a laminate type floor covering.
- Toilet is 41cm/16ins high
- Washbasin is 82mm/32ins high.
- The shower room is lit with a ceiling light and a florescent light over the mirror.

Garden

- There is large paved patio area to the west of the house, with sheltered BBQ area to one side. An exterior light lights this shelter. Picnic tables, outdoor chairs and BBQ are available on the patio.
- There is a smaller patio area to the rear of the house. A paved path joins the two patio areas.
- The garden area is level and predominantly grass.

Additional Information

- Up to two, well-behaved dogs can stay at the house, by prior arrangement with the owner. The hedging and gateways to the property are not sufficient to keep the dogs secure.
- The mobile phone reception is adequate.
- Detailed information on the nearest hospital facilities and Doctor's surgeries can be found in the welcome folder.

Contact Information

Address: Church Farm, Sea Road, Anderby, Skegness. PE24 5YE

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