

## **Access Statement for 'The Shed' - Redhurst B&B,**

**Redhurst, Holton cum Beckering, Market Rasen, Lincs. LN8 5NG.**

### **Introduction**

The Shed, as it is affectionately known, is our self catering accommodation in a wooden cabin in the grounds of Redhurst located in the garden to the rear of the house. The following statement is a summery of our provision. If you have any specific questions please feel free to call us and we will endeavour to help.

### **Pre-Arrival**

- We have an extensive website [www.RedhurstBAndB.com](http://www.RedhurstBAndB.com) with information and pictures.
- Bookings/enquiries can be made via telephone/fax. [01673 857927](tel:01673857927) or email [Vivienne@RedhurstBAndB.com](mailto:Vivienne@RedhurstBAndB.com) or by letter at the above address.
- This access statement is available on the website and in the 'Information Folder' in The Shed.
- Guests are provided with written directions as part of the booking information (available in different font size on request).
- There is no regular bus service through the village.
- The main train station is in Lincoln – 9 miles, with a taxi rank, and a smaller station in Market Rasen – 6 miles

### **Arrival & Car Parking Facilities**

- On arrival to the property 2 red and white triangles on the walls mark the entrance and a sign saying "Redhurst" is on the grass to the left of the entrance. (There is no B&B sign)
- There are no marked parking bays but there is ample space on the forecourt for cars.
- A security light comes on when the house is approached after dusk. Dusk to dawn lighting is on the left side of the house lighting the pathway to the rear with 2 more sensory lights on The Shed showing the way to the front door.

- The tarmac surface of the forecourt has a slight upward gradient towards the house.
- The footpath around the house to The Shed is of block paving and on the level.
- We can assist guests with their luggage.
- Care must be taken for the traffic on the B road outside the property as there are no footpaths until the bend near the church.
- Guests are asked to ring the house doorbell to announce their arrival and will be taken to The Shed with a guided tour of the property.

## **Main Entrance & Reception**

- There is a step to the front door (colour contrasting to the block paving). The height is 9cm and is 179cm wide. A removable ramp is available for wheelchair users.
- The front door is 92cm wide by 192.5cm high, hinged on the right and open outwards. The handle is 102cm high and keyhole is 113cm high.
- The 2 light switches to the left of the door in the porch are at a height of 119cm. The left one controls the 2 sensory lights i.e. they over ride the sensors and the lights remain on and the right is the switch porch light.
- The step of the front door threshold is 4cm high with a removable doorway ramp for wheelchair users.
- In the hallway on the opposite wall to the front door are 2 light switches for the hall and lounge respectively at a height of 106cm.
- The immediate front door area has a large fixed foot mat with the remaining floor covering being of short pile light beige 80% wool carpet.
- A small cloakroom is on the left in the hall with a door width of 62.5cm and to the left off the hall are 2 bedrooms, ahead is the shower room and to the right is the lounge, dining, kitchen.
- All rooms are on the same level, there are no internal stairs.

## **Public Areas – General (Internal) and Public Areas - WC**

- Not applicable

## **Dining Room & Lounge**

- The door from the hall is 82.5cm wide by 194cm high and leads into the open plan lounge, dining room and kitchen.
- The dining area is part of the kitchen area. The rectangular table measures 110cm by 75cm, is 73.5cm high, has an underspace of 92cm and 58cm between the 4 legs and has a safety glass top. The 4 chairs are without arms with a seat height of 44cm. All can be moved to accommodate.
- The floor covering is of beige slip resistant Rhino cushion flooring.
- A side door opens onto the patio. The door is 81cm wide by 194cm high. The step down to the stone step is 18.5cm high. The stone step is 11cm high, contrasting with the block paving, and 90cm wide.
- There is a 2 and 3 seater settee, low coffee table, 1 chair with arms and 1 without arms, a standard lamp and a 23 inch LCD television with DVD player, Freeview and remote control.
- The floor covering is short pile light beige 80% wool carpet.
- Off the lounge is a store cupboard with door width of 72.5cm.

## **Laundry**

- In the single garage to the house, next to a sink unit, is a front loading under unit washing machine for guests to use. The door to the garage is 75cm wide by 195cm high with a step height of 13cm.
- There is a drying rack and a peg bag for 'solar powered' outside laundry drying in the store room of The shed.

**Shop** Not available. The nearest shops are in Wragby - 3 miles with Market Rasen – 5.5 miles.

## **Leisure Facilities, Outdoor Facilities, Conference Rooms**

- Not available

**Bedrooms** : 2 - a double room: a twin room:

### **Double room**

- Door width is 82.5cm by 194cm high, hinged on the left and opens inwards.

- Floor covering is short pile light beige 80% wool carpet.
- A double divan bed 4' 6" is provided.
- Bed height is 64cm – floor to top of mattress.
- The space to the right of the bed is 100cm.
- Largest transfer space to left of bed is 1.40 meters.
- Largest free space clear of doors and furniture 1.40 meters by 1.40 meters.
- Feather duvet and pillows are provided but can be changed to non feather by prior arrangement.
- Sheets, duvet covers, pillow cases are cotton or poly cotton.
- There is a centre light which has a switch at the door and by the bed and 2 overhead bed lights.

### **Twin room**

- Door width is 82.5cm by 197cm, hinged on the right and opens inwards.
- Floor covering is short pile light beige 80% wool carpet.
- There are 2 single beds 90cm wide.
- The left bed is against the wall. The distance between beds is 69cm and the distance from the right side of bed 2 to the door is 105cm.
- Bed height is 52cm.
- Feather duvets and pillows are provided but can be changed to non feather by prior arrangement.
- Sheets, duvet covers, pillow cases are cotton or poly cotton.
- Bed 2 is movable if more space is required to one side.
- Largest free space clear of doors and furniture is 105cm by 136cm.
- There is a centre light and lamp on the draws between the beds.

### **Shower Room & WC**

- The room is 1.6 meters wide by 3.42 meters long.
- Door width is 82.5cm by 194cm high, hinged on the right and opens outwards
- The floor covering is of blue Altro slip resistant wet floor.
- The toilet is specifically for the disabled at a height of 48cm. Space to the left is 43cm, space to the right is 30cm.
- The vanity unit has a curved wash basin at a height of 90.5cm and lever taps. A mirror is between 2 wall cupboards at a height of 120 cm and has over head lighting.

- The walk in shower has a 43cm fixed partition and shower curtain.
- The height of the shower unit is 108cm from the floor with easy turn and lever shower mechanism. The height of the shower rail is 147cm and 194cm from the floor.
- There is a wall mounted electric towel rail on one wall.
- There is a centre light and a light in the shower area. An extractor fan automatically comes on with the lighting.
- Free space in the room (free of doors and furniture is 200cm by 100cm).

### **Self Catering Kitchen**

- The kitchen is open plan with the dining area and lounge. The layout is L shaped.
- Work surfaces are 91.5cm high.
- Cooking is all electric on a ceramic hob at 92cm high and built in under worktop oven. The main oven door is dropdown, height of lowest shelf 28cm, highest shelf is 40cm and can be accessed from both sides and front. The grill/small oven door is dropdown, height of lowest shelf is 63cm, of highest shelf is 66cm and can be accessed from both sides and the front.
- The sink unit is 93cm high with lever taps and draining board to the right.
- The 4\* fridge/freezer stands between the larder cupboard and the cupboard next to the corner unit. Doors are hinged left. Height of fridge bottom shelf is 102cm, of top shelf 120cm.
- The dishwasher is under the draining board of the sink.
- Crockery/glasses etc are in the wall cupboards set 29cm above base units. Cooking utensils are in base units.
- The kitchen area is lit by 5 lights.
- The floor covering is of beige slip resistant Rhino cushion flooring.

### **Grounds and Garden**

- Guests are welcome to wander in the grounds but are asked to be aware of some uneven areas and do so at their own risk.
- Most areas are accessible by wheelchair.
- The side door opens onto the patio where outdoor chairs, table and sun umbrella are available.

- Smoking is allowed only in the gardens and well away from all buildings please.

### **Additional Information**

- An information folder is produced in size 14 font.
- Mobile phone reception is generally good (T mobile is good).
- The Shed is non smoking but guests are welcome to smoke in the garden well away from the building.
- Heating, hot water and cooking are all powered by electricity.
- There is an electrically operated fire alarm system with battery back up in the case of a fire.
- We are happy to take delivery of hired equipment (please let us know if ordered. Tel: 01673 857927)

### **Contact Information**

- Contact person: Mrs Vivienne Klockner
- Address: Redhurst  
Holton cum Beckering  
Market Rasen  
Lincs. LN8 5NG.
- Telephone & Fax: 01673 857927
- Email: [Vivienne@RedhurstBAndB.com](mailto:Vivienne@RedhurstBAndB.com)
- Website: [www.RedhurstBAndB.com](http://www.RedhurstBAndB.com)
- Open all year
- Hours of operation: Arrivals from 4pm, departures by 10am please.

### **Future Plans**

- To continue landscaping the surrounding area by spring 2009.
- To continually monitor guest suggestions for improvements.

**We welcome your feedback to help us continuously improve, if you have any comments please telephone 01673 857927 or write to us as above.**

Created on 24 April 2008