

## **Rural Roosts Holiday Lodges** **Access Statement For Self Catering units**

### **Introduction**

Our self catering holiday lodges are single story properties built 2004 - 2008 with access to the side and rear of the properties. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

### **Pre-Arrival**

We have a website [www.ruralroosts.co.uk](http://www.ruralroosts.co.uk)  
Bookings / enquiries can be made via email, phone.  
The nearest bus stop is 1 mile away at Short Ferry.  
The nearest train station (Lincoln) is 15 miles away; there are accessible taxis at the station.  
We can arrange for shopping to be delivered, please advise of your requirements.

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

Luggage can be unloaded at the side door of the lodge.  
There is parking at the side of the lodge on a gravel driveway (room enough for 2 cars).

The entrance at the side has 1 step – 19 cm high, 58 cm deep, 2m60cm wide. It has a hand rail on the left and right.

The door is 75cm wide.

Parking is 1 metre away from side entrance

### **Entrance**

The door is 75 cm wide, door lip 20cm high.

Inside the front entrance is a large entrance hall 2m38 cm

wide, 2m82 cm length, with an open plan lounge, dining room, kitchen area off to the side through doorway, 78 cm wide, 2m height.

### **Décor**

**6 berth lodges:** Carpeted throughout (short pile carpet), wall and ceiling - part pine exposed rectangular logs / part painted plaster. Tastefully furnished throughout.

**4 berth lodges:** Original pine wooden floorboards, pine rectangular logs are exposed throughout the lodge. Tastefully furnished throughout.

### **Public Areas - WC**

Not Available

### **Dining Room & Lounges**

#### **Dining Area**

The dining area (open plan with kitchen and lounge, has pine table (moveable side to side)– legs on each corner,

**Teal and Lapwing** 64cm floor to lowest point of table (underspace), 1m77cm long, 92cm wide and 76cm high.

**Tawny, Little Owl, Badger and Woodpecker** 63 cm floor to lowest point of table (underspace), 1m37cm long, 90cm wide and 76cm high

Free space between table and 2 walls is 70 cm.  
Chairs (all moveable) – 6 pine chairs.

#### **Lounge Area**

Open plan with dining area and kitchen, furniture in the lounge is moveable.

2 comfortable sofas.

TV with digital box provided with remote control, DVD player, (dvd's to borrow during stay) and stereo with CD.

Large double doors (glazed), 1m57cm wide, 1m98cm high when fully open, leading out from lounge area onto decked area outside overlooking lake.

### **Boiler room/laundry room**

All lodges (excluding Badger and Woodpecker) have washing machines. All lodges have airer, iron and ironing board.

### **Shop**

Not Available

### **Leisure Facilities**

Not Available

### **Outdoor Facilities**

Fishing lake (1 and half acres) approx 20metres from front of each lodge, gentle slope down to lake at lodge end, 4 steps (13cm high, 26cm deep, 2m40cm wide) down to grassy bank at far end.

Access to children's play area in woodland with zip wire and low level wooden balance beams / tyres etc.

### **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

Not Available

### **Bedrooms**

**6 berth lodges:** Ground floor – 2 twin rooms, 1 double room with en-suite.

**4 berth lodges:** Ground floor - 1 twin room, 1 kingsize room.

#### **General:**

Non Feather duvets and pillows provided in each room. Sheets, duvet covers and pillow cases are poly-cotton Cotton towels also provided.

**Ground floor bedrooms:**

Door width 78 cm

Twin beds provided – 3ft.

Bed heights 56cm floor to top of mattress.

Beds are movable if more space is required.

**Double room Teal and Lapwing (6 berth lodges):** Bed height 56cm, 4ft6 bed, space each side of bed 60 cm, free space clear of doors or furniture 2m20cm by 2m45cm. En-suite, corner shower - 85 cm x 85 cm, sink and toilet.

**Twin rooms (all lodges):** Twin 3ft beds (moveable), bed height 56 cm, total space possible between beds (where beds are on opposite walls) is 1.10 metres. Free space clear of doors or furniture 2m20cm by 1m10cm.

**King-size rooms Badger and Woodpecker (4 berth):** King size bed (moveable), bed height 59 cm, 5 ft bed. Space each side of bed 80cm, free space clear of furniture 1m48cm by 2m60cm.

**Super King-size rooms Tawny and Little Owl (4 berth):** Super Kingsize bed (can be split into 2 singles), bed height 60cm, 6ft bed. Space each side of bed 66cm, free space clear of furniture 1m70cm by 2m57cm.

**Bathrooms****6 Berth Lodges (Teal and Lapwing):****Ensuite**

Door width 78 cm

Large corner shower cubicle Rim height (step over) is 16cm

Entrance to shower 50cm (sliding door)

Free space in shower room (free of doors and furniture) is 1m30cm by 70cm.

Toilet seat height 41cm

Space to left of toilet is 26 cm, space to right of toilet towards basin is 44 cm. Space behind basin to shower 70 cm.

### **Bathroom**

Door width 78cm wide

Bath height is 53cm. Integral bath rails available on both sides

Available space free of door and furniture 1m50cm by 1m15cm.

Non slip lino flooring

Toilet seat height 41cm. Space to left of toilet is 26 cm, space to right of toilet towards sink is 25 cm.

Sink height 81cm.

### **4 Berth lodges (Tawny, Little Owl, Badger and Woodpecker)**

#### **Bathroom**

Door width 79cm wide

Bath height is 55cm. Integral bath rails available on both sides. Shower over bath, glass shower screen (swings in and out).

Available space free of door and furniture 1m by 1m60cm.

Toilet seat height 42cm. Space to left/right of toilet is 30 cm, space to left/right of toilet towards sink is 26 cm.

Sink height 81cm.

Wooden floorboards.

### **Self-Catering Kitchen**

Kitchen open plan to lounge and dining area

Worktop height 92 cm.

Oven door is drop down, height of lowest shelf 45cm, can be accessed from the side.

Sink is 92cm high. Gas Hob is 92 cm high

Flooring is non slip lino (6 berth), wooden floorboards (4 berth).

Evenly lit kitchen with spotlights above work surfaces where required

Good contrast between floor, cupboards and other surfaces

**Teal and Lapwing** 2/3fridge 1/3freezer, lowest draw in freezer 1m3cm, fridge highest door 77cm.

**Tawny, Little Owl, Badger and Woodpecker** larder  
Fridge freezer available, highest shelf in fridge 50cm and lowest drawer in freezer 63cm

Large cutlery and utensils available to aid dexterity

### **Grounds and Gardens**

Large shared (with other lodge guests) sheltered 8 acre site, maintained grass, landscaped with trees and shrubs. Fishing lake. Woodland strip with woodland walk and small play area.

### **Additional Information**

Information folder is produced in size 14 font (can be increased on request)

Light switches and power points at a sensible height to reach from sitting and standing position.

mobile phone reception

### **Contact Information**

**Address:** Rural Roosts Holiday Lodges, Manor Farm, Stainfield, Market Rasen, Lincolnshire LN8 5JJ

**Telephone:** 01526 398492

**Mobile:** 07712 771102

**Email:** [katie@ruralroosts.co.uk](mailto:katie@ruralroosts.co.uk)

**Website:** [www.ruralroosts.co.uk](http://www.ruralroosts.co.uk)

**Hours of operation:** Everyday 9am - 9pm

**Local equipment hire companies: Wheelchair hire Tel**  
01522 527694

**Local public transport numbers:**

**Train Station Tel:** National Rail Enquiries: 08457 48 49 50

St Marys Street  
Lincoln  
Lincolnshire  
LN5 7EW

**Local taxi numbers:**

Kaliz Cab 01526 399561, Discount Cabs 01522 800800.

**Local Tourist Information Centre:**

Tel: 01522 873800, 01522 873256

- **Future Plans**

We will be working on better marked farm walks as well as longer walks in the surrounding area using footpaths and quiet roadways.

- We are hoping to introduce a 'booking online' system to the website for those who would prefer to book this way.
- We will be putting some solar lighting around the site and lake during the beginning of the year.

**We welcome your feedback to help us continuously improve if you have any comments please phone 01526 398492 or email [katie@ruralroosts.co.uk](mailto:katie@ruralroosts.co.uk)**

**Created 27/02/09**