

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

Access Statement for Clematis Cottage

Introduction

Quality in Tourism 4 star GOLD AWARD grading achieved in February 2015.

Clematis Cottage is a period cottage built around 1850. Full of original features, it has been renovated and furnished to provide a 4 star gold award quality holiday home from home for you, your family and your friends. Gas central heating combined with electric underfloor heating in the bathroom means that you can enjoy Clematis Cottage all year round in warmth and cosy comfort especially given the added facility of a gas fire in the sitting room and multi fuel stove in the dining room. Situated in the heart of the village of Tealby which lies on the western fringes of the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty, the cottage is positioned in the village centre and has views of All Saints Church on the hillside beyond from the securely fenced rear garden. The cottage is situated approximately 100 metres from the community run general shop which is located up a hill but has a gradual approach and approximately 300 metres from one of the 2 dining pubs in the village, again accessed via a gradual slope. There are 2 gift shops and a gallery in Tealby all approximately 250 metres from the property accessed via gradual slopes.

2 tearooms exist within a driving distance of approximately 1 mile – Sunnyside Up
<http://www.sunnyside-up.co.uk>

and Wold View Tea Room <http://www.woldviewhouse.co.uk/tea-rooms>

Tealby has 2 dining pubs The Kings Head –
<http://www.marstonpubs.co.uk/thekingsheadtealby/>

and The Olde Barn – <http://www.theoldebarninn.com>

The property is approximately 165 years old with flooring surfaces which are in places uneven and with changes in level. Stairs are steeply curving cottage style stairs with a handrail on one side. Ceilings are low and sloping in places with varying heights to door frames.

Clematis cottage sleeps up to 4 people and has 2 comfortable spacious bedrooms both upstairs. The luxurious bathroom is also situated upstairs and has a step free level entry shower and underfloor heating.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01522 595637 or 0789 6211 513 or email
enquiries@escapetolincolnshire.co.uk.

Pre-Arrival

- Tealby has 2 gift shops <http://www.attica-design.co.uk>
- 2 public houses which also serve food and welcome assistance dogs and families - The Kings Head <http://www.thekingsheadtealby.co.uk/> and The Olde Barn <http://www.theoldebarninn.com/>, shop/post office which are all within 300 metres of Clematis Cottage and there is a farm shop <http://www.sunnyside-up.co.uk/> nearby (5 minute drive)
- Market Rasen is a small Market Town offering a range of shopping, banking and other facilities and the nearest railway link to the mainline stations of Lincoln, Grimsby and Newark (40 minutes drive and which is served by the main line connecting to the national railway network which is served by the main north/south National Express service to London Kings Cross with an onward journey time of approximately 1 hour and 10 minutes. It also has a golf club and Lincolnshire's only racecourse.
- The port of Grimsby, Hull and Humberside International Airport (15 miles away), the historic City of Lincoln and the M180 Motorway link are within a 30 mile radius.
- For full details and maps of how to reach us please see the directions section of our website. Alternatively, you can plan your journey by car or public transport using www.transportdirect.info; simply enter your postcode and ours, which is LN8 3XU to get directions.
- Our Grid Reference is TF155907
- The nearest railway station is Market Rasen which is approximately 3.5 miles away. Taxis are available at the station. If you require an accessible taxi this can be booked in advance, see contact information for details.
- Railway stations in Lincoln (approximately 20 miles away) and Newark link to the national rail network.
- The nearest bus stop is at the junction of Rasen Road/Cow Lane 0.65km from the cottage.
- This is a rural area and bus times can vary, for further details see the bus operator's websites stagecoach, OC Coaches, and TC Minicoaches and Call Connect. Tealby is in a demand responsive area for Call Connect and buses must be booked 2 hours in advance on 0845 234 3344
- The main road outside the cottage has a narrow tarmac path, uneven in places and on a slight gradient. The road up towards Beck Hill is a gentle gradient hill with a narrow tarmac path on one side of the road only. The road down towards Sandy Lane and Cow lane is on a gentle gradient has a narrow tarmac path on one side but this stops as the road narrows through the centre of the village at the junction with Church Lane, starting again near Attica Design Gift Shop
- The nearest Lincoln Dial a Ride and Shopmobility is in Lincoln based at Melville Street Lincoln, LN5 7HW 01522 514 477 approximately 35 minutes and a 21 mile drive from Tealby.
- Shopping can be delivered directly to the cottage in time for your arrival by Tesco.com. Please contact us before booking your time slot so that we can arrange to be here to meet the driver.
- Hire rates for Clematis Cottage and this Access Statement are available in larger print on request.

Key Collection, Welcome and Car Parking

- The key to the cottage will be in a key safe to the LHS of the front door of the property (unless arranged otherwise). We will contact you approximately one week before your arrival to give you the code for the key safe. Tealby has no street lights and if you plan to arrive in the dark we strongly recommend that you bring a torch. Our outside light can be switched on and off from the outside and inside of the property. We provide 2 torches with spare batteries for our visitors. We will telephone you on the evening of your arrival to welcome you where you have provided us with a mobile telephone number. The mobile phone signal is sporadic in Tealby given its rurality. A payphone is available in the cottage, this phone will receive incoming calls. The number is 01673 838233.
- Parking is on street parking and whilst not guaranteed parking spaces are usually available outside the cottage. There is a dropped kerb and the property itself is accessed by 2 shallow natural stone steps and a threshold.
- This area is not well lit at night by street lights. The cottage itself has an outside light.
- A welcome pack containing tea, coffee, hot chocolate, a welcome drink of wine or soft drink, milk, and a selection of local produce will be available on your arrival.

Entrance to Property

- The front door is 780mm/31ins wide and 1930mm/76ins high
- There are 2 shallow steps 1200mm/45ins in height to the front door with no handrail.
- An alternative access to the cottage is via the side passage which is 610mm/24ins wide leading to the rear door (accessing directly into the lounge) which is 770mm/30ins wide and has a threshold of 150mm/6ins height and an overall door height of 1710mm/67ins
- Access from the front of the cottage is directly into the dining room and the floor covering is natural varnished wood with loose short pile rugs.

Halls, Stairs, Landings, Passageways

- The inner hall, stairs and landing are lit by a combination of ceiling and wall lights, and natural light. The door leading to the inner hall, where there are coat hooks, is 730mm/29ins wide and 1730mm/68ins high. The passageway in this area is 810mm/32ins wide. The floor covering to the inner hall is varnished natural wood with a short pile carpet rug at the bottom of the stairs.
- The staircase leading to the upper floor has 11 steps averaging 21mm/8ins high treads covered with a short pile pale carpet. Being the original cottage staircase the stairs curve and are quite steep in part but there is a secure handrail on one side.

- The staircase leads to a small carpeted landing leading to the bathroom, airing cupboard and both bedrooms. Bedroom 2 is in the oldest part of the cottage and is accessed by 2 steps down 150mm/6ins and 130mm/5ins and a wooden threshold. The narrowest part of upper hall is 1040mm/41ins wide.

Sitting Room/Lounge

- The sitting room is situated on the ground floor with level entry from the hallway.
- The door opening to the lounge is 690mm/27ins wide and 1900mm/75ins high.
- The flooring is natural slate with a long pile rug (short pile rug provided for visitors with dogs)
- The room has 2 1500mm long leather reclining (1 is powered by electricity and the other is manual) sofas with arms and natural feather filling in part.
- Furniture can be moved.
- There are 4 small coffee tables with occasional lamps.
- There is a 34" television with digital tuner, remote control, subtitles, and an integral DVD player.
- This room is heated by a gas central heating radiator and gas flame effect fire.
- Lighting is natural daylight, wall lights, dimmable ceiling lights and table lamps around the room.
- There is a small flame effect gas fire (behind which is situated the back boiler) protected by a fire guard.
- The lounge is situated in the oldest part of the cottage and has a ceiling height of 1890mm/74ins, has 2 windows and the rear door leading out into the garden.
- Additional furniture is oak - a small bureau/desk with book shelves.

Dining Room

- The dining room is situated on the ground floor. There is a shallow step down from the kitchen into the hallway which leads directly on to the dining room.
- The door opening to the dining room from the hallway is 730mm/28.5ins wide and 1760mm/69ins high.
- The hexagonal oak dining table (moveable) has a central pedestal leg split into 4, 620mm/24.5ins from floor to lowest point of table (frame to under space) and is 750mm/29.5ins high with 2 cutlery/napkin drawers.
- There is free space around the table.
- Chairs (all moveable) – 4 oak chairs with no arms. There is 1 further large wooden high back chair in the dining room, a leather reclining chair with arms and separate footstool; and 2 wooden high chairs are available if required.
- Lighting is natural daylight from the south facing front of the property with concealed lighting in 2 alcoves either side of the fireplace and other lamps around the room. There is a central ceiling track light with lamps that can be adjusted for positional lighting if required.

- Additional furniture is oak. A fitted unit with cupboard under well stocked with books, and a dresser displaying a range of pottery.
- The small inglenook fireplace houses a multifuel stove for which logs, sticks and coal are provided.
- A radiator is in this room.
- Flooring is varnished natural wood with a loose short pile rug.

Kitchen

- The kitchen is situated on the ground floor and is accessed via 1 shallow step 60mm/2.5ins high from the hallway. The door is 740mm/29ins wide and 1800mm/71ins high
- The door of the oven drops down and the handle is 700mm/27.5ins above the floor.
- The gas hob is integrated into the work surface and is 890mm/35ins above the floor.
- Worktop and sink/RH drainer with mixer tap with knob handle and swivel spout are 890mm/35ins above the floor.
- There is a fridge freezer. The highest shelf in fridge 1500mm/59ins and lowest drawer in freezer 340mm/13ins.
- There is an integral dishwasher, the door drops down.
- A walk in pantry with a range of shelves leads directly off the kitchen with a level access. The highest shelf is 1860mm/76ins and the lowest shelf is 1150mm/45ins from GL. A vented tumble dryer is situated in the pantry, together with the microwave.
- The door into the pantry is 690mm/27ins wide and 1740mm/68.5ins high.
- A washing machine is situated in an alcove accessed directly from the kitchen with level access.
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking.
- A radiator is in this room.

Bedrooms and Sleeping Areas

- **On the upper floor** there are 2 bedrooms, 1 with a king size bed and 1 with 2 single beds which are reached via the stairs only.
- BEDROOM 1 has a king size bed with latex mattress, with step free level access from the upstairs landing and situated directly opposite the bathroom.
- The door to BEDROOM 1 is 630mm/25ins wide and 1790mm/70.5ins high.
- BEDROOM 1 contains 2 pine bedside tables with 3 drawers with bedside lamps, a chest with 4 drawers with a folding mirror and side light, an integral cupboard with 4 shelves the highest of which is 1000mm/39ins high above which is a short hanging rail; and the lowest of which is 240mm/9.5ins high. The door is 420mm/16.5ins wide;

and an integral wardrobe with hanging space at a height of 1460mm/57.5ins. There is also a small occasional upholstered chair.

- The height of the bed from the top of the mattress to the floor is 50mm/21.5ins.
- Lighting is natural daylight from the south facing front of the cottage and at night by a wall light and table lamps.
- BEDROOM 1 has a short pile pale colour carpet, non-feather bedding, widescreen digital television with integral DVD player, a remote control and subtitles.
- A hairdryer is available in this room. There is also an original fireplace with no grate which cannot be used for a real fire. A gas fired radiator heats this room.
- BEDROOM 2 has 2 single beds with pocket sprung mattresses, and is accessed via 2 shallow steps from the upstairs landing.
- The door to BEDROOM 2 is 740mm/29ins wide and 1690mm/66.5ins high.
- BEDROOM 2 contains 2 pine bedside tables with 3 drawers with bedside lamps, an integral pine unit with 4 drawers, a pine wardrobe with hanging space at a height of 1140mm/45ins. There is also a small occasional non upholstered pine chair and a widescreen digital television with integral DVD player, a remote control and subtitles.
- The height of the beds from the top of the mattress to the floor is 640mm/25ins. The beds have wooden bedsteads.
- Lighting is natural daylight looking on to the rear garden of the cottage and at night by 2 wall lights and bedside lamps.
- BEDROOM 2 has a short pile pale colour carpet and non-feather bedding.
- A hairdryer is available in this room.
- A gas fired radiator heats this room.

Bathroom and Toilet

- There is **one bathroom** serving the property on the upper floor accessed via a shallow carpeted step 30mm/1.5ins high.
- Door opening 640mm/25ins wide and 1820mm/71.5mm in height.
- A level entry, step free shower with lever taps.
- A shower seat is available at all times and is kept at the property.
- Toilet 430mm/17ins high has a push flush.
- Double wash basins 860mm/34ins high.
- Lever taps on both washbasins.
- Lit with light over shower with integral fan, wall lights, integral LED light in mirror with sensor switch, floor lighting
- Natural stone flooring and tiling with under floor heating.
- A gas fired towel radiator also heats this room.
- There is a fitted cupboard with shelves the highest of which is 1320mm/52ins high and the lowest of which is 520mm/20ins high.
- The ceiling in the bathroom slopes from 1870mm/73.5ins high to 1480mm/58ins high by the window.

Garden

- Clematis Cottage has a securely fenced garden with lawn, paved areas and planting. The garden benefits from sunny and shaded areas and has some mature trees nearby.
- The garden is accessed from the lounge or side path via 3 steps 210mm/8ins high with no handrail
- A plastic table with 4 plastic chairs with fabric covered cushions, sun umbrella, a reclining plastic garden chair with fabric covered mattress and a reclining plastic sun lounger with fabric covered mattress and a bbq with fuel are available.
- The garden area is 21m/60ft long and 11m/33ft wide with a gently sloping lawn and flower beds.
- The path leading to the garden from the road is 610mm/24ins wide
- There is a carved seat at the bottom of the garden.
- The garden is not overlooked and has views over open land to All Saints Church, Tealby.
- There is a lockable shed in the garden which can be used for bicycles if required.
- There is an outside tap, bowl and washing facility for dogs. Dog towels will be provided for our doggy visitors.

Additional Information

- Well behaved pets are welcomed to Clematis Cottage by prior arrangement.
- The mobile phone reception on some networks can be poor in and around the cottage and sporadic in the village in general. A payphone is provided within the cottage which received free incoming calls the number for which is 01673 838233
- The nearest General Hospital with an A&E unit and walk in NHS is 13 miles away in Louth: County Hospital Louth, High Holme Road, Louth, Lincolnshire LN11 0EU Telephone 01507 600 100 and the nearest Doctor's surgery is 4 miles away in Market Rasen. Further information is in the welcome folder.
- There is also a list of nearby attractions for information.
- The nearest supermarkets are in Market Rasen where there is a Tesco and a Co Op

Contact Information

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