

## ACCESS STATEMENT – LINGHOLM FARM HOLIDAY COTTAGES

Our aim is to ensure that all our guests at Lingholm have an enjoyable stay.

Lingholm Farm Holiday Cottages are set on an arable working farm in open countryside 1½ miles down a country lane over a gated rail crossing from the village of Lebberston. Lingholm Lane is a no through road that finishes at Lingholm Farm – there is a bridleway across to the village of Gristhorpe. National Grid Reference (NGR), 507500, 481200.

**Black Folders** are provided in each cottage with information relating to the cottage and the area.

**Black Instruction Folders** are provided in the bottom kitchen drawer in each cottage with basic instruction manuals for the kitchen appliances.

**Car Parking** for the barn conversions is marked out and set between the tower on the left side and The Granary/ The Dairy on the right side on level tarmac with night lighting/cctv.

**Gated Ramp Access** from the car park to the block paved courtyard which has night lighting. Gate 96cm wide, ramp 134cm wide with sturdy open metal railing 100cm high on left hand side.

**Pets** are not allowed in or around the properties in order to cater for guests with allergies.

**Non Smoking** in all of the properties and games room.

**Games Room** at the top end of the courtyard has a door step 14cm high up into the room which has laminate flooring and the door opens outwards. There is a pool table, table football, small air hockey table and outside four in a row game. This room also provides extra brochures, phone books, extra maps and notice boards with current local and farm information.

**Lockable Cycle Store** with door step 5cm high at the top end of the courtyard has a cycle rack, bbq's, parasols for patio table (if not out), clothes airer and in the cupboard some beach towels. There is room to store pushchairs and golf clubs/trolleys.

**Courtyard** which is spacious with bench seating, at the lower end it is level and from the end of the car park ramp slightly rises up to the far end. There are large wooden planters and individual patio tables and chairs for each barn conversion. The Granary / The Dairy share the top end of the courtyard (2400 x 2400cm) with play-house step 6cm high and door step 5cm high and trundles.

**Smoke Alarms** are fitted in all properties with a heat alarm in the kitchen areas.

**Windows** are lockable.

**Farm Office** to the left of the tower has an emergency telephone.

**Mobile Telephone** signal can be obtained – public telephone outside Ox Inn, Lebberston.

**Children** should be supervised by an adult at all times.

**Farm Walks** are available on the 1200 acre arable farm – there are 5 nature trails mapped. Please be aware that this is a working farm and children must never be in the farmyard or on the farm land without a responsible adult. The farm has a river across the middle of the land, a reservoir, silage pit and heavy working machinery.

**Additional information** can be obtained through our website ([www.lingholm.co.uk](http://www.lingholm.co.uk)), email ([info@lingholm.co.uk](mailto:info@lingholm.co.uk)), telephone (014723 586365) or fax (01723 585838). Large print brochures/details are available on request.

**The Dairy (provides easy walking access ONLY / NOT suitable for wheelchairs) – measurements are approximate.**

- The Dairy is ground floor apartment style accommodation all on one level with no steps into or in the property providing easy walking access. The Dairy is below The Granary. From car park gate to end of ramp 700cm long with from the end of the ramp to front door 1200cm long – In total from car park to front door is approximately 30 walking steps. The Dairy would not be suitable for any wheelchairs.
- The doors are 76cm wide. The porch, bedrooms and sitting/dining area are carpeted. The en-suite bathroom, en-suite shower room and the kitchen have tiled floors.
- The front door leads directly from the block paved courtyard with no step into the property – concrete to carpeted porch joined by rubber door strip.
- Porch with door immediately on right hand side leads into the middle area of the property which is the open plan sitting/dining area and kitchen.
- To the left end there is a twin bedroom with en-suite shower room with toilet, basin, extractor fan and shower cubicle (70cm x 70cm) with grab rail and electric shower which you have to step into 22cm high with sliding doors for corner entrance. The beds are divans to the floor.
- To the right end of the property there is a double bedroom with en-suite bathroom with toilet, basin, extractor fan and non-slip bath with grab handles and electric shower over with grab rail and glass shower screen. The bed is a divan to the floor.

**The Granary – measurements are approximate.**

- The Granary is reached at the far end by 14 external gated concrete steps 214cm high, 27cm deep with non slip inserts. With sturdy metal railings on both sides width between of 86cm. The Granary is first floor apartment style accommodation all on one level inside. The Granary is above The Dairy. The Granary has high beamed ceilings.
- The doors are 76cm wide. The porch, bedrooms and sitting/dining area are carpeted. The en-suite bathroom and en-suite shower room have tiled floors. The kitchen has laminate flooring.
- At the top of the 14 external steps there is a step 18cm high into the porch joined by rubber door strip.
- Porch with door immediately on the right hand side opens inwards into porch into the middle area of the property which is the open plan sitting/dining area and kitchen.
- To the right end there is a twin bedroom with en-suite bathroom with toilet, basin, extractor fan and non-slip bath with grab handles and electric shower over with grab rail and glass shower screen. The beds are wooden bedsteads.
- To the left end of the property there is a double bedroom with en-suite shower room with toilet, basin, extractor fan and shower cubicle (70cm x 70cm) with grab rail and electric shower which you have to step into 22cm high with sliding doors for corner entrance. The bed is a wooden bedstead.