

**Access Statement for Redhurst B&B, Redhurst
Holton cum Beckering,
Market Rasen,
Lincs. LN8 5NG.**

Introduction

We aim to cater for the needs of all our visitors in our home based 3 bedroom B&B. 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

- There is no regular bus service through the village.
- The main train station is in Lincoln – 10 miles and a smaller station in Market Rasen – 5.5 miles.
- Brochures and menus can be provided in large print by prior arrangement.
- We have a website of text and photographs of rooms and facilities at www.RedhurstBAndB.co.uk
- You can contact us, by phone on 01673 857927,by email at Vivienne@RedhurstBAndB.co.uk or by letter at the above address.

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 grassy area 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 with dusk to dawn lighting on the left side of the house.
- The tarmac surface of the forecourt has a slight upward gradient towards the house.
- 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.

Main Entrance & Reception

- The front door threshold has one step 9.5cm high and the door measures 83cm wide with a door bell to the left, above the letter box, at a height of 137cm
- On entry into the house there is a hallway 2.54m by 4.54m of woodblock flooring with the staircase leading to the first floor.

Public Areas – General (Internal)

- The ground floor accommodation and the dining room are off the entrance hall.
- The short corridor on the ground floor to the private facilities is 86cm wide and of woodblock flooring.
- Entrance, hall, corridor, stairs and first floor landing are well lit with low energy bulbs.
- The floor covering for the ground floor is of woodblock parquet.
- The covering on stairs is short pile carpet.
- The covering on the first floor landing is Tretford carpet tiles and an Egyptian carpet runner.
- There are 2 stairs to the first landing, 9 stairs to the next landing and 3 stairs to the first floor.
- The stairs are 19cm high, 25cm deep, 82cm wide with a hand rail on the right.
- A bell is provided on the hall table and on a shelf on the first floor landing to call for assistance or in the case of an emergency.

Public areas – WC

- All rooms are en suite or private facilities. There is no public WC available.

Dining room

- Breakfast is served in the dining room on the ground floor. There are no steps.
- Furniture is flexible and can be moved on request.
- The oblong table is 76.5cm high. The table under-space is 58.5cm high and 61.5cm wide by 80.5cm long between the 4 legs.

- There are chairs with and without arms with a seat height of 46.5cm high. These can be moved to accommodate.
- Menus can be provided in large print if requested.
- We do not play background music in any area of the B&B

Laundry

- Drying of wet weather clothing is available on request.
- Use of the utility room can be available on request.

Shop

- Not available. The nearest shops are Wragby – 3 miles and Market Rasen – 5.5 miles.

Leisure Facilities, Outdoor Facilities, Conference Rooms

- Not available

Bedrooms – comprise of:

- Ground floor twin bedded, en suite shower room and small kitchen.
- First floor twin bedded with en suite shower room.
- First floor single room with private facilities of a shower room on the ground floor.

Ground floor twin room (large room).

- The main entrance door width is 75cm, the 3 internal door widths are 76cm and the door to the patio is 88cm wide. All doors are lockable.
- The twin beds are placed together but can be separated on request.
- At least 85cm routes within the bedroom allows for left or right transfer to beds in either combination.
- Furniture is moveable on request.
- Beds are 67cm high.
- The television with DVD and Freeview is wall mounted.
- Two armchairs, a table and two dining chairs, shelving with mirror, wall mirror and wardrobe are provided in the room.

- Floor covering is of Tretford carpet tiles.
- There is an en suite shower room and kitchen (please see below for details).
- Lighting is low energy bulbs with a centre light, 1 standard lamp, a double wall light and bedside lamp.

First floor twin room

- Door width is 76cm, en suite shower door width is 68cm.
- 2 single beds are on the left and right walls of the room. There is 90cm between the beds.
- There is 1.30m by 2.20m free space at the end of the beds
- There is an en suite shower room (please see below for details).
- Beds are 64cm high
- The television with DVD and Freeview is wall mounted.
- Floor covering is Tretford carpet tiles and 2 rugs.
- Lighting is low energy centre light and 2 overhead bed lights.
- 2 chairs are at the end of each bed and a 2 draw set of draws is between the beds. A larger set of draws is under the bigger window.

First floor single room

- Door width is 76cm.
- Single bed along one wall of the room.
- Vanity unit with washbasin on the opposite wall and is 87.5cm high.
- There is 2.10m by 1.13m free space at the side of the bed and a 1.5m by 1.6m free space at the end of the bed.
- Private facilities of a shower room is on the ground floor (please see below for details).
- The bed is 60cm high.
- The television with DVD and Freeview is wall mounted above a table and chair.
- Floor covering is of Tretford carpet tiles and a rug by the bed.
- Lighting is low energy bulbs and overhead bed light.
- A small 2 draw set of draws is by the bed and a larger 2 draw set is opposite the bed.

Bathroom, Shower-room & WC (En suite)

Ground floor

- Door width is 76cm outward opening.
- The room is 1.22 meters by 1.68 meters.
- The floor is of beige Altro slip-resistant wet floor covering.
- The basin is curved fronted with a pedestal. It is 81cm high.
- The toilet is right side transfer with available free space of 69cm. The toilet is 42.5cm high.
- A 4 inch toilet seat raiser is available on request.
- A wall mounted electric heated towel rail is on the left wall.
- A wall mounted electric heated towel rail is also on the left, before the bathroom door.
- Is unsuitable for wheelchair access.

First floor twin

- The door is 68cm wide opening outwards.
- The room is 1.09 meters by 1.65 meters.
- The floor is of beige Altro slip-resistant wet floor covering.
- The basin is curved fronted with a pedestal. It is 87.5cm high.
- The toilet is left side transfer with 10cm free space.
- The toilet is 40cm high.
- A 4 inch toilet seat raiser is available on request.
- A wall mounted electric heated towel rail is on one wall.

Private facilities on the ground floor

- The door is 68cm wide opening inwards.
- The room is 1.38 meters by 1.65 meters.
- The floor is of beige Altro slip-resistant wet floor covering.
- The basin is in one corner and has clear underspace. It is 82cm high.
- The toilet is left side transfer with 81cm free space available.
- The toilet is 42cm high.
- A 4 inch seat raiser is available on request.
- A wall mounted electric heated towel rail is on one wall
- An electric heater is high up on the same wall
- Is unsuitable for wheelchair access.

Self Catering Kitchen

- The ground floor accommodation has a small galley kitchen.
- The work surfaces, cooker and sink are 89cm high with a 106cm galley space.
- Standard crockery is provided in the wall cupboards with cooking utensils in the floor cupboards.
- The cooker is electric, the oven door drops down, the grill is in the oven, the lowest shelf is 46cm, the highest shelf is 64cm. An cooker hood with extractor fan and light is mounted above.
- The fridge is under the work surface, has a 4* ice box, is 85cm high, lowest shelf is 20cm, highest shelf is 46cm.
- A microwave is fitted on one wall at a height of 142cm
- The kitchen is lit by a centre light, 3 spot lights and a light in the extractor fan.
- The floor covering is of laminate flooring.

Grounds & 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.
- Outdoor chairs, table and sun umbrella are available on request.
- Most areas are accessible in a wheelchair.
- Smoking is allowed in the gardens only and well away from the house please.

Additional information

- Mobile phone reception is generally good (T-mobile is good)
- We are able to use the dining room, front and back doors in the need of evacuation.
- In the case of a fire the electrically operated (with battery back up) fire alarms will continue to sound. If you require more assistance for evacuation please notify us on arrival e.g. hearing impairment.
- We are happy to take delivery of hired equipment (please let us know if ordered. Tel: 01673 857927)
- We are a no smoking house which includes not hanging out of the windows to avoid detection and not to stand in open doorways

please. Smoking is allowed in the gardens well away from the house please. A container for cigarettes ends can be supplied on request.

- Small items of food/medication can be stored in our fridge/freezer by arrangement (not available 24 hours).
- All rooms have drink making facilities.

Contact Information

- Contact person: Mrs Vivienne Klockner
- Address: Redhurst
Holton cum Beckering
Market Rasen
Lincs. LN8 5NG.
- Telephone 01673 857927
- Email: Vivienne@RedhurstBandB.co.uk
- Website: www.RedhurstBAndB.co.uk
- Hours of operation: Arrivals from 4pm to 9pm, departures by 10am (other times by arrangement)

Future Plans

- To continually monitor guest suggestions for improvements.
- To continue landscaping the surrounding gardens by spring 2014.

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 12 July 2007

Updated on 14 March 2013