

# 2013-14 Access Statement for Louth Barn

## Introduction

Louth Barn is a single self-catering unit on the outskirts of Louth, in a residential area.

The Barn is adjacent to the main house with which it shares a gated courtyard, front and rear gardens. Both buildings are over 150 years old.

We have tried to provide as much relevant information as possible in this statement, if you have any queries please do email or phone with specific requests.

Telephone: 01507 609381  
Mobile: 07986 524395  
Website: <http://www.louthbarn.com>  
E-mail: [enquiries@louthbarn.com](mailto:enquiries@louthbarn.com)

Many aspects of this property can be seen in photos on our website and in our brochure (brochure available by post or downloadable from the website).

## Pre-Arrival

- We have an extensive website, and a brochure with many pictures of the facilities we offer.
- There is a link on the website to download the brochure.
- Enquiries can be made by phone, letter or email.
- Booking forms can be requested or downloaded from our website; bookings can be made on-line.
- All guests are provided with written directions and arrival information (available in large font size if requested) and a map showing our location.
- This access statement is available on our website.

## Arrival & Car Parking Facilities

- Guests pull off the road into the drive and park under a large double carport.
- Cars can be accessed from all sides.
- Guests need to cross the circular drive, mount a step of 17 cm and ring the doorbell to get our attention.
- The drive is block paving, The step is stone.
- Access to the barn involves walking along the side of the main house and opening a gate at the end of the path.
- The path is tarmac and then large paving slabs. It is 135 cm wide.
- At the end of the path there is a step down of 12cm, which has a white painted edge.
- Guests walk across the courtyard, which has some slightly sloping concrete in the centre, the edge being large paving slabs.(4 slabs wide)
- There are also some plant tubs in the courtyard.
- The total distance from parking to the barn is approx 45 metres.
- All of this route is covered by automatic lighting when it is dark.
- We are always willing to help guests carry their luggage.
- There is a bench in the courtyard but obviously this is wet in the rain.

## Main Entrance to the accommodation

- The main entrance needs a key which we issue (2 sets) to guests on arrival.
- There are two access doors to the barn both of which have a step up of 17 cm.
- Both doors into the barn via the porch or hall are 82 cm wide
- The main door opens onto a porch with lino flooring. The doormats are of a contrasting colour.
- The porch opens onto the kitchen.
- The porch also has an opening to the garden via a door up to 122cm wide, with a step of 127cm
- The barn may also be accessed from the courtyard via a door which opens onto the hall.

## **Public Areas - Hall, Stairs, Landing, Corridors etc**

- The hall, stairs and landing are carpeted with a light brown carpet.
- The hall has a door opening to the kitchen which has a glazed upper panel.
- All internal doors are 74 cm wide and 198 cm high, apart from the upstairs shower room, which has a width of 70 cm and a height of 195 cm.
- The doors throughout, are stained antique pine and contrast with the walls, which are all light in colour.
- The hall has a door that opens onto the bathroom.
  
- The stairs lead off the hall.
- The treads are 27cm deep, 21cm high.
- After 6 steps up there is a small landing 80cm x 85cm, at this point the stairs turn 90 degrees. After 3 more steps there is another landing, 90cm x 76cm, and another 90 degree turn before the last 4 steps.
- The stairs have a hand rail .
  
- The upstairs landing is an area 113 cm x 224 cm
- From it doors lead to the shower room and the two bedrooms.
- There is a socket on the landing with a night light in it.
- Light switches are available in the hall and on the landing.

## **Public Areas - Sitting room, lounges, lobbies etc**

- The lounge is accessed from the kitchen.
- The carpet is short looped and light brown.
- There is a two seater sofa and a three seater sofa, both in a contrasting colour.
- The coffee table with shelf under is pine.
- There is also a T.V unit , a bookcase and two footstools.
- There is plenty of space to move between the furniture.

## **Laundry**

- There is a front loading washing machine provided in the kitchen.
- There are two airers provided.

## **Shop**

- The nearest shop is the Spar.
- This is approximately 400 metres away at the junction with Victoria Road.
- It is necessary to cross the road to access it.

## **Outdoor Facilities**

- The Barn has its own patio which can be accessed from the lounge and the porch. Large shared mature garden with summer house, garden games, table tennis table, pool table, table football table.

## **Bedrooms & Sleeping Areas**

- **Bedroom 1**
- Light brown short looped carpet.
- Super kingsize bed with good access from both sides.
- Light switch at the door and over the bed.
- The airing cupboard with the boiler is in this room.
- There is a wardrobe, chest of drawers, chair, mirror and towel rail.
- This room has plenty of space to move about.
- Each side of the bed has a bedside table with a lamp on it.

## • **Bedroom 2**

- Light brown short looped carpet.
- Two single beds which can be linked to form a Super kingsize bed
- Both beds can be accessed from both sides.
- This room also has a wardrobe, chest of drawers, folding chair, towel rail and two bedside cabinets with a lamp on each.
- The main light can be switched only from the main light switch by the door.

## **Bathroom, Shower-room & WC**

- The barn has two bathrooms, one on each level.
- Upstairs there is a shower room with a shower, toilet and hand basin.
- Downstairs there is a bathroom with bath (with shower over) toilet and hand basin.
  
- The downstairs bathroom is accessed from the hall.
- The space to the right of the toilet is open and to the left is 58cm.
- There are no hand rails.
- There is a radiator.
- The flooring is lino.
- The bath is only accessible from one side.
- The shower head height is variable.
  
- The upstairs bathroom is accessed from the landing.
- The space to the right of the toilet is 25 cm and to the left is 24cm.
- The step into the shower cubicle is 17 cm high.
- There is a radiator.
- The flooring is lino.

## **Self-Catering Kitchen**

- The kitchen is well equipped.
- This is best described by images on the website and brochure.

## **Grounds and Gardens**

- The gardens are a feature of the accommodation.
- Due to the nature of the age of the garden and its quaint cottage feel, this is not something all guests would find accessible.
- The patio has a table with parasol and 4 chairs, for which cushions are available.
- The patio is accessible from the lounge through a patio door.
- There is a 'log cabin style' wooden summer house at the bottom of the garden, supplied with electricity, lighting and internet access.
- Other features of the garden such as the cabin, swing bench, arbour, benches and barbecue are all accessed from the garden path.
- The garden path is a very old uneven crazy paving path, which travels all around the edge of the garden. Some guests would find this difficult to navigate. There are no handrails.
- The large areas of grass are again not absolutely flat.
- There are some sweet smelling plants and the abundant birds seem to sing constantly.
- The games storage shed is tucked away behind some shrubs/under large trees.
- If we are around we are always willing to offer assistance.

## **Additional Information**

- The Barn is well equipped with smoke alarms in 4 rooms, and a carbon monoxide detector in the main bedroom, near the gas boiler.
- The alarms are loud, but do not flash.
- Torches are provided in the main bedroom and the kitchen.
- We operate a strict No Smoking policy within the barn and the cabin. Ashtrays are provided in the garden for smokers who light up outside.
- We are sorry but due to consideration for our own pets we cannot accept service dogs.

## Contact Details

Louth Barn  
Grosvenor House  
74 Keddington Road  
Louth  
Lincolnshire  
LN11 0BA

**Landline with answering system:** 01507 609381  
**Mobile:** 07986 524395  
**Email:** [enquiries@louthbarn.com](mailto:enquiries@louthbarn.com)  
**Website:** <http://www.louthbarn.com>

Hours of operation: Open all year

Emergency number: 01507 609381 Main house

Accident and emergency: Louth hospital

Local public transport numbers: Information in the barn handbook

## Future Plans

- We intend to continuously monitor our facilities and upgrade as appropriate.

## Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01507 609381 or email [enquiries@louthbarn.com](mailto:enquiries@louthbarn.com)