

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

Access Statement for Ash Farm Barns

Introduction

We have 6 self catering apartments in converted stone farmyard buildings. We offer a choice of 1, 2 and 3 bedroom apartments. Five of the apartments are in a courtyard complex, within this complex three of the apartments are on the ground floor. The Hay Barn has a kitchen, lounge and shower room on the ground floor with a bedroom and shower room on the first floor. The Loft is an upper floor apartment. The detached Granary apartment is a converted stable block, with three bedrooms and accommodation over the ground and upper floor.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01673 838 272 or email enquiries@ashfarmbarns.co.uk.

Pre-Arrival

- Bookings and enquiries can be made by letter, telephone or email
- Directions for arrival by car are provided
- Taxis from Market Rasen - 5 miles, Louth - 10 miles, Lincoln - 22 miles, Grimsby - 25 miles
- Train stations at Market Rasen, Lincoln and Grimsby
- Bus stations at Lincoln, Louth and Grimsby with link up stops at Market Rasen
- Bus stop in North Willingham village next to the public telephone box (approximately 500 yards)

Key Collection, Welcome and Car Parking

- Apartment keys are collected from the key holder Jane Wright resident owner in the farm house.
- Resident owner is available to welcome guests
- Escorted tour of the barns is available on request
- Ample off-road parking available
- Car park is of a gravel surface.
- This area is well lit at night by motion sensor lights.

Entrance to Block

- The Granary barn is accessed by 3 steps down onto a block paved area in front of the barn leading to the entrance door. There is also a slope down from the car park to a level path for access to the entrance door suitable for wheelchairs and buggies
- The courtyard apartments have a paved walkway leading to the entrance doors. The Loft is accessed via 14 stone steps with a handrail leading to the entrance door on the first floor
- The area is well lit by natural daylight and by motion sensor lights at night

Entrance to the Unit

- The Granary is a three bed, two story apartment. There is a small doorstep into the apartment. There is a spotlight above the entrance to the apartment.
- The Old Dairy Cottage is a 2 bed apartment located on the ground floor, designed for guests with impaired mobility. There are wide doors allowing easy access for wheelchairs. There is a spotlight above the entrance to the apartment. A wide paved walkway leads to a designated car parking area. There is a spotlight above the entrance to the apartment.

- The Hay Barn is a 1 bed, two storey apartment. There is a spotlight above the entrance to the apartment.
- The Saddles and The Bridles are one bed apartments located on the ground floor. There is a spotlight above the entrance to the apartment.
- The Loft is a 2 bed apartment located on the upper floor. It is accessed via 14 stone steps with a handrail leading to the wide entrance door on the first floor

Halls, Stairs, Passageways

- The halls are well lit using ceiling lights
- The hall and stairs floors are solid oak floorboards

Lounge Area

- The Granary lounge area is on the upper floor.
- The Saddles lounge is accessed by one step from the kitchen
- The Bridles lounge is accessed by one step from the kitchen
- Apartments have a mixture of seating with sofas and soft chairs. There are low coffee tables, TV/DVD/CD in all apartments.
- The floors are solid oak with rugs

Dining Area

- The dining areas have tables with adequate seating for the number of guests.
- The floors are solid oak.

Kitchen

- The kitchen/dining areas are open plan
- The Granary Barn and Old Dairy cottage have lever taps
- Electric cooker, microwave, fridge/freezer and dishwasher are in all apartments
- The Granary has an automatic washing machine situated in the utility cupboard off the kitchen
- The floors are solid oak

Bedrooms and Sleeping Areas

- All bedrooms have solid oak floors with rugs
- The Old Dairy has level entry from the bedroom to the bath/shower room.
- Sofa beds are available in the Haybarn and the Saddles
- All bedrooms are well lit with ceiling, spot and wall lights.

Bathrooms, Shower-rooms and WCs (En-suite or Shared)

- The Old Dairy has a level entry shower with grab rails and height adjustable seat
- The Granary has two en-suite bathrooms. All other apartments have en-suite bath or shower rooms
- The Old Dairy has non slip Altro vinyl floors in the shower rooms, all other apartments have solid oak floors
- Toilet seat raiser available where required

Laundry Room

- The laundry room is accessed across the gravel courtyard
- There are two washing machines and a drier
- There is an ironing board and iron

Grounds and Gardens

- The Granary has an enclosed private area with patio and garden area
- Grounds and gardens of Ash farm Barns available for guests to enjoy
- Tables and outdoor seating around gardens
- Farm also available to walk but not suitable for wheel chairs

Additional Information

- All apartments are non-smoking
- All cottages have guest and tourist information folders
- Well behaved pets are welcome. Please inform us on booking
- Dogs to be kept on leads at all times
- Newspapers can be delivered daily by request
- Wheelie bins provided
- Coarse fishing permitted on farm's own lake
- Viking Way footpath located on farm
- Wildlife watching on farm

Contact Information

Address (Inc. postcode): Ash Farm Barns North Willingham Market
Rasen Lincolnshire LN8 3RJ

Telephone: 01673 838 272

Email: enquiries@ashfarnbarns.co.uk

Website: www.ashfarnbarns.co.uk

Local Accessible Taxi: Blanchards Taxis 01673 842 205