

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 The Manor Stables

Introduction

The Manor Stables is ideal for those looking for a truly rural location and is situated in a sleepy Lincolnshire village. Set in 3 acres of grounds and adjoining the Manor House, Haconby the property enjoys south facing countryside views.

The accommodation sleeps two and is on the ground floor. The property is furnished to a high standard with beautiful fabrics and furnishings making it a warm and welcoming home from home.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01778 570555 Mobile 07711 169695 or email info@jangusestates.com.

Pre-Arrival

- Haconby Village is situated off the A15, five miles north of Bourne, Lincolnshire. Use postcode PE10 0UJ for sat nav directions.
- Peterborough and Grantham have railway stations both 20 miles away from Haconby. Taxis are available at the station. If you require an accessible taxi this can be booked in advance. Please see contact information for details.
- There is a bus stop in the village although the bus only comes through twice a day.
- PLACES TO EAT
- Hare and Hounds, Haconby 01778 570521
- Smiths, 25 North Street Bourne PE10 9AE – Telephone 01778 426819
- Six Bells, Witham on the Hill near Bourne PE10 0JH – Telephone 10778 590360

Key Collection, Welcome and Car Parking

- The owner or housekeeper will be on hand to welcome you.
- Parking is immediately to the rear of the property. The parking area has a gravel surface with a paved patio immediately adjoining and leading to the entrance door.
- The area is lit at night by turning on an outside wall light.

Entrance to Property

- A step over a slightly raised threshold takes you straight into the property. Once inside the property is on one level.
- The property has been designed with wide doors specifically for wheelchair users in mind.

Halls, Stairs, Landings, Passageways

- The accommodation is on the ground floor. Apart from the step over the threshold into the property there are no other steps or stairs.

Sitting Room/Lounge

- The sitting room is situated on the ground floor with entry level from the entrance way.
- The room has a mixture of seating with a sofa and soft chairs and a chair with arms, together with a low coffee table.
- Furniture can be moved
- There is a widescreen TV with DVD player
- Lighting is natural daylight with overhead lighting as well as table lamps around the room. A wall switch will activate all the lamps or they can be switched on and off individually on the lamp
- There is a Clearview Wood Burning Stove in the sitting room with logs and kindling provided. Protective gloves are provided and should be worn when operating the wood burning stove.

Dining Room

- The dining conservatory is located off the sitting room and is accessed through wide double doors.
- The room is light and airy and has a tiled floor.
- There is free space around the table.
- All chairs are moveable. There are four chairs with padded seats and no arms plus two additional carver chairs (with arms)
- Lighting is natural day light and wall lights and table lamps in the evening.

Kitchen

- The kitchen is situated inside the wide entrance door.
- Worktop and sink are at normal worktop height i.e. 36 inches above the floor.
- The oven is situated beneath the worktop and the oven door drops down. The electric hob is at worktop height.
- Fridge freezer available.
- There is a steaming hot water tap (in place of a kettle) situated at the rear of the sink at worktop level.

Bedrooms and Sleeping Areas

- There is one bedroom with a king size bed on the ground floor with step free level access from the entrance door/kitchen.
- The shower room can be accessed directly off the bedroom as well as off the kitchen area.
- There is room for wheelchair access to the bed and wardrobe but the access to the dressing table, around the end of the bed, would be tight for wheelchairs. However the furniture can be moved to best accommodate the visitor.

Bathrooms, Shower-rooms and Toilets

- There is a large walk in shower area with grab rails horizontal and vertical around the shower.
- The shower room, accessed from both bedroom and kitchen is step free, level access.
- Washbasin and toilet at normal height.

Garden

- A patio area with table and chairs can be found just outside the entrance hall.
- The entrance to the property is via the patio which is itself surrounded by gravel.
- Carparking is on the gravel area.
- Visitors are welcome to use the garden and paddock areas where there are strategically placed benches so you can rest a while and enjoy the view.
- The gravel drive can be difficult for wheelchair users.

Additional Information

- Trained assistance dogs are welcome.
- The property is light and airy.
- Mobile phone reception can be poor at times.
- WiFi is available.
- The nearest General Hospital with an A&E unit is Peterborough Hospital 20 miles away.
- There is a list of the many nearby attractions in the property.

Contact Information

Address (Inc
postcode): The Manor Stables The Manor House 21 Church Street, Haconby
Bourne, Lincolnshire PE10 0UJ

Telephone: 01778 570555 Mobile 07711 169695

Email: info@jangusestates.com

Website: www.jangusestates.com

Hours Of
Operation: 24 hours

Local
Accessible
Taxi: Taxi Services Abbey Taxis – 07516 784665 Rays Taxi – 01778
561235 Bourne Taxi – 07986 987402

Local Public
Transport: Railway Stations Peterborough, Station Road, Peterborough PE1
1QL Grantham, Station Road, Grantham NG31 6BT Stamford,
Station Road, Stamford PE9 2WB