

ACCESS STATEMENT EAST FARMHOUSE, MILL LANE, MIDDLE RASEN, MARKET RASEN, LINC'S

ACCESS

We offer a warm welcome to all at East Farmhouse, a family run working farm. This access statement is written in a clear and concise manner in order to describe our current facilities and manage guest expectations. We are a non-smoking establishment throughout. Please do not hesitate to contact us should you require further clarification on accessibility.

PRE-ARRIVAL

East Farmhouse is situated 2 miles south of Middle Rasen on the road towards Lissington (Mill Lane). We are situated near the hump backed bridge and the farmhouse is down the farm lane, through the farmyard and a drive leads to the front of the farmhouse where there is ample parking for guests. Market Rasen is 4 miles (5 minutes drive) and Lincoln is 13 miles away. Louth is approximately 13 miles away. All these towns have shops, pubs and restaurants. The nearest railway station is Market Rasen and Humberside Airport is a 30 minute drive away. The nearest bus route is at Middle Rasen. A list of local taxi services can be provided on request.

ARRIVAL AND CAR PARKING FACILITIES

There is ample guest parking on the gravel drive in front of the house. Cars can be parked adjacent to the guest's entrance at the front door. Guests are always offered assistance with luggage.

MAIN ENTRANCE

Entrance is through the front door on the southern side of the property, there is a step into the hallway.

PUBLIC AREAS – HALL, STAIRS, LANDING ETC

The hallway leads to a staircase to the double ensuite bedroom. The staircase has 7 stairs a half landing and then another 7 stairs all with a handrail on the left as you go up. There is a smoke alarm in the hallway. All floors on the stairs and landing are carpeted. The hallway has a tiled floor with a rug.

DINING ROOM

Guests take breakfast in the dining room at the family dining table. The floor is carpeted and lighting is provided from a central fitting, wall lights and table lamp.

BEDROOMS

The double ensuite bedroom has a double bed accessible from both sides. The floor is carpeted, the central light can be controlled from the bed and a wall switch. There are bedside lamps and an upholstered chair. This room has an ensuite with shower, washbasin and WC. There is a tea tray with cordless kettle and a remote control flat screen TV.

The family room is located up its own separate staircase and has a double and single bed in it, the double bed is accessible from both sides. The floor is carpeted. There are bedside lamps and an upholstered chair. There is a shower and washbasin in the room. There is a tea tray with cordless kettle and a remote control flat screen TV. The WC for this room is located at the bottom of the

stairs to the bedroom and is for the sole use of the guests using this room. The stairs up to this room are carpeted and have 12 steps with a handrail on the right as you go up a half landing and then 3 more steps.

ADDRESS

East Farmhouse, Mill Lane, Middle Rasen, Market Rasen, Lincoln LN3 5AQ

Tel. 01673 842283

Email emmalouise.grant@btconnect.com