

Access Statement For Accommodation at The Thomas Centre

Introduction

Our self-catering accommodations are a collection of modern barn conversions carried out in 2006-2007. All properties have been independently graded by Visit Britain as being either 4 or 5 star standards. There are three terrace houses with an attached bungalow and two detached bungalows. All bungalows are assessed at M2 disabled access. We have tried to provide as much as information as possible but if you have any queries please call. For large groups we can provide a Risk Assessment report. We look forward to welcoming you.

Pre-Arrival

- We have a website www.thethomascentre.co.uk
- Bookings/enquiries can be made via email: enquiries@thethomascentre.co.uk and by phone 01507 363463.
- The nearest bus stop is on the main A16 at Utterby, and there are bus services to Louth, Grimsby and beyond.
- There is a National bus depot in Louth and good national service to most major towns and cities.
- The nearest main line train station is at Cleethorpes. The line runs a direct trans Pennine route to Manchester. This passes through Doncaster, which means national connections to other parts of the UK. The quickest route to London by train is the Inter-City from Newark. Journey time to Newark by car is one hour and the train time to London is one hour thirty minutes.
- Local taxis are available and quite reliable. The following numbers may be useful: One to One 01507 358511 (with disabled access vehicle) Masons 01507 603672, Acorn 01507 604321, Gary's 01507 610610.
- We can arrange for shopping to be delivered, please advise of your requirements. We do provide welcome baskets on your arrival, which gives you a selection of groceries for your first day.

Arrival & Car Parking Facilities

- We will contact you the day before your arrival to ask for your expected arrival time because we like to personally welcome you and direct you to your parking area and accommodation.
- Warren's Lodge has level entry parking 45 metres from the front door.
- Andrew's Lodge has level entry parking 35 metres from the front door via a level path. There are two small slopes both less than 1:12 gradient. The path width is not less than 1.2 metres at its narrowest.
- Sullivan's Lodge has level entry parking with a 5 metre walk up a small slope less than 1:12 gradient to the front door.
- Victoria's, Mary's and Janet's houses have two parking bays each opposite the front door through small white gates.
- There is plenty of outside lighting should you arrive after dark.
- There is also additional parking available for visitors on site.

Accommodation

Warren's Lodge: A detached two bedroomed bungalow

5 Star accredited, M2 Disabled access accredited.

- The door opens to 90cm and the door handle is 100cm high with the lock immediately beneath.
- You enter the property via a large entrance hall and a bathroom (wet-room) immediately on your right. All internal doors open to 80cm.

Bathroom (wet-room)

- Bath with flexible retractable shower attachment with vertical handrail above the bath.
- Bath height is 49cm.
- Free space in bathroom (free of doors and furniture is 2.5 by 2 metres.
- Toilet seat is 49cm, vertical and horizontal hand rail either side
- Over-head shower with additional flexible hose has handrail and pull down seat.
- Space under washbasin (no pipes or vanity unit) 73cm above the floor with handrail.
- Floor is safety non-slip and release mechanism on outside of locked door.
- Pull cord alarm system in the bathroom.

Lounge and Dining room

- Accessed from the entrance hall.
- Flooring laminate
- Table moveable . legs on each corner 66cm floor to lowest point of table (under space), 1.67 metres long. 96cm wide and 80cm high.
- Free space between table and wall is 80 cm and table and other furniture is 1.2 metres.
- Chairs (all moveable) . 6chairs with no arms, 1 chair with padded seat and arms.
- Corner leather sofa with arm on one side.
- TV, DVD and CD player with radio are all provided.
- There are large free spaces either end of the table giving access to two pairs of patio doors and to two bedrooms.

Self-Catering Kitchen

- Open plan from dining room.
- Worktop height 90cm
- Twin ovens, top oven (also houses a grill) drop down door, and shelf height of top oven 72cms.
- Hob also 90cm halogen
- Sinks are 90cms with cupboards under.
- Flooring also laminate
- Plenty of space between furniture.
- Evenly lit kitchen with ceiling spot lights
- Fridge with freezer underneath
- Dishwasher and Washing machine microwave also available.
- A swivel stool for perching at worktop available.

Bedrooms

- Room combinations two twin bedrooms. One with two 4ft beds other with two 3ft 6inch beds.
- Non-feather duvets and pillows provided in each room.
- Sheets, pillowcases and duvet covers poly-cotton
- Largest transfer space available to left of one bed 2.1 metres.
- Bed heights 68cm floor to top of mattress.
- Beds are moveable if more space is required.
- Open plan wardrobes with hanging rail 1.3 metres.

Outside

- Level patio with table and chairs, cushions and parasol available
- 25 acres of gardens, woods and available play areas accessible to all.

Andrews Lodge: A detached two bedroomed bungalow

5 Star accredited, M2 Disabled access accredited.

- The door opens to 90cm and the door handle is 100cm high with the lock immediately beneath.

You enter the property into an entrance hall with a bathroom (wet- room) immediately to your left. All internal doors open to 80cm.

Bathroom (wet-room)

- Bath with flexible retractable shower attachment and with vertical handrail.
- Bath height is 49cm.
- Free space in bathroom free of doors and furniture 2metres by 1.65 metres.
- Toilet seat is 49cm, vertical and horizontal hand rails either side.
- Overhead shower with additional flexible hose has handrail and pull down seat.
- Space under washbasin (no pipes or vanity unit) 73cm above the floor with handrail.
- Floor is safety non-slip and release mechanism on outside of locked door.
- Pull cord alarm system.

Bedrooms

- Room combinations two twin bedrooms. One with two 4ft beds and other with two 3ft 6inch beds.
- Non-feather duvets and pillowcases provided in each room.
- Sheets, pillowcases and duvets poly-cotton
- Largest transfer space available on right side of one bed 1.8 metres.
- Bed heights 68cm floor to top of mattress.
- Beds are moveable if more space is required.
- Open plan wardrobes with hanging rail 1.3 metres
- Padded chair with arms, bedside tables and chest of drawers.
- Second bedroom large transfer space available to both beds 2metres and 2.6metres.
- Open plan wardrobe, bedside tables, chest of drawers and chair with arms.

Lounge, dining room and kitchen

- Accessed from the hall.
- Floor laminate
- Large L shaped breakfast bar with two legs on each corner and 70 cms floor to lowest point (under space)
- 90 cms free space between breakfast bar and sofa.
- TV, DVD and CD player with radio are all provided.
- Large L shaped leather sofa plus chair with padded seat and arms.
- Swivel stool for perching at worktop
- Worktop height 90cm
- Twin ovens, top oven (also houses grill) drop down door, and shelf height of top oven 72cms.
- Hob also 90cm, halogen
- Sinks are 90cm with cupboards underneath
- Plenty of space between furniture in the kitchen area.
- Fridge with freezer underneath.
- Dish washer, washing machine, and microwave also available.
- Evenly lit kitchen with ceiling spotlights.

Outside

- Level private patio with table and chairs, cushions and parasol available
- 25 acres of gardens, woods and available play Ares accessible to all.

Sullivan's Lodge : A linked three bedroomed bungalow

5 Star accredited, M2 Disabled access accredited.

Accessed from the entrance hall. The door opens to 90cm and the door handle is 100cm high with the lock immediately beneath. Leather chair with arms in the entrance hall.

All internal doors open to 80cm

On your immediate left is a small shower room with toilet and hand-basin not fully M2 level of access. There is a further bathroom (wet-room) on the right corridor (corridor 1 metre wide).

Bathroom (wet-room)

- Bath with flexible retractable shower attachment and with vertical handrail above the bath.
- Bath height is 49cm
- Free space in bathroom (free of doors and furniture) is 2.10 by 1.5 metres.
- Toilet seat is 49cm, with pull down rail to one side.
- Over-head shower with additional flexible hose also has handrail and pull-down seat.
- Space under washbasin (no pipes or vanity unit) . 73cm from the floor and handrail to one side.
- Floor is safety non-slip flooring and release mechanism on outside of locked door.
- Pull cord alarm system in the bathroom and shower room.
- An additional shower room with hand basin and toilet also provided.

Self-catering kitchen

- Accessed from hallway.
- Worktop height 90cm
- Twin ovens, top oven also housing grill, drop down door to top oven shelf height of top oven 72cm.
- Hob also 90 cm and halogen
- Sink and drainer with cupboards under 90cms high
- Fridge with freezer under.
- Dishwasher, washing machine and microwave all available.
- Evenly lit kitchen with spotlights in the ceiling.
- Breakfast bar with two perching stools.
- Free space 2.6 by 1.9 metres.

Dining room and lounge

- Accessed from hallway (1 metre wide), doorway 80cms wide.
- Table moveable with four legs on each corner, 66cms floor to lowest point of table (under space), 1.67 metres long, 96cm wide and 80cm high.
- Free space on one side between table and wall 1.4 metres and top end of table 1.25 metres between table and sofa allowing access to door leading to patio (door access 90cm wide).
- 6 chairs (all moveable)
- Two leather sofas with arms in the lounge.
- TV, DVD and CD player with radio are all provided.

Bedrooms

- All three bedrooms have 2 twin 3ft beds . bed heights 68cm floor to top of mattress
- Non-feather duvets and pillows.
- Sheets, pillowcases and duvet covers poly-cotton.

Beds moveable allowing in two bedrooms a maximum transfer in a central corridor between the beds of 1.25 metres. Free space at the end of the beds of 1.5 by 2.5 metres. The third bedroom is smaller with space of 75 cm between the beds and 70cm free space at the end of the beds.

Outside

- Level patio with table and chairs, cushions and parasol.
- Fenced and gated lawned area to the north side of bungalow.
- 25 acres of gardens, woods and available play areas accessible to all.

Mary's House and Janet's House: **Attached two bedroomed houses.**

4 Star accredited, Not accredited for M2 disabled access

- Both entered by front door to the North of the property, opposite parking area (for two cars).
- Doors open to 90cm and the handle is 100cm high with lock immediately beneath.
- You enter the property into a hall, which has a downstairs cloak with toilet and hand basin.
- The door opposite the entrance accesses the open plan kitchen, lounge and dining area.
- There is a table and four chairs (one further chair available in the hall and a further chair if required in second floor bedroom)
- A leather sofa plus further leather armchair are available.
- TV, DVD and CD player with radio are all provided.
- The kitchen is fully fitted with worktop at 90cm height from the floor and houses twin oven cooker with halogen hob, fridge freezer, dishwasher, washing machine and microwave.
- From the hallway you can go up the stairs to the second floor.
- The bathroom has a bath with flexible retractable shower attachment.
- Shower cubicle with overhead shower and additional flexible shower hose. Toilet and pedestal hand basin.
- First bedroom has two 3ft beds, chest of drawers, bedside tables and open plan wardrobes
- Second bedroom two further 3ft beds, wardrobe, chest of drawers and bedside table.
- The beds can be linked together if required.

- The outside area can also be accessed the open plan living area to a patio with table, chairs, cushions and parasol also available.

Victoria's House: A three bedroomed attached house.

4 Star accredited, Not accredited for M2 disabled access

- Entered from the north side of the property opposite car parking (for two cars).
- Door opens to 90cm wide into entrance hall.
- Downstairs cloakroom with toilet and hand basin.
- Opposite entrance door to large open plan lounge, dining room and kitchen.
- Large refectory table with six leather chairs, three leather sofas and plenty of free space between furniture.
- TV, DVD, and CD player with radio are all provided.
- Large kitchen area with two sinks and worktop height of 90cm a twin oven cooker as above, together with washing machine, dishwasher, microwave.
- Upstairs there are three bedrooms. One with a king-size bed, open plan wardrobe, chest of drawers, bedside tables and a small ensuite with shower, toilet and hand basin.
- Second bedroom has a double bed, wardrobe, chest of drawers and bedside table.
- Third bedroom has two 3ft beds, bedside table, and open plan wardrobe.
- Large Bathroom housing bath with retractable showerhead, pedestal hand basin, toilet and shower cubicle with overhead shower and additional flexible showerhead.
- Outside patio table and chairs with cushions and parasol also available.
- Flooring downstairs laminate and upstairs short pile wool carpet. Upstairs bathrooms have Amtico non-slip flooring.
- All properties on the ground floor have under floor heating and first floor bedrooms have modern slim radiators.