

This access statement does not contain personal options 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 Old Dairy Barn,  
33 The Green, Ingham, Lincoln, Lincolnshire, LN1 2XT.**

Email [a4jec@aol.com](mailto:a4jec@aol.com).

Telephone 01522 730636

## **Introduction**

The Old Dairy Barn is ideal for those seeking a truly memorable self catering accommodation. Situated 8 miles north of the historic city of Lincoln and located in the centre of the idyllic north Lincolnshire village of Ingham.

The Dairy Barn, a converted Grade 2 Listed former milking parlour and granary has recently undergone an extensive but sympathetic conversion this has resulted in a light and spacious holiday let with plenty of room to relax and unwind.

The property has a no smoking and no pets policy (Assisted dogs are welcome)

The Dairy Barn accommodates up to 6 people; it offers two first floor bedrooms both with ensuite shower rooms, and additional sleeping arrangements for up to two people is available on a double bed settee located in the ground floor lounge, this has the benefit of a downstairs shower room with shower cubical.

We look forward to welcoming you. If you have any queries or require any assistance please do not hesitate to either phone 01522 730636 or email [a4jec@aol.com](mailto:a4jec@aol.com).

## **Pre Arrival**

- Enquires can be made by, email telephone or post.
- Bookings can be made by post.
- Confirmation of completed booking forms; payments or enquiries are made by email, post or telephone.
- Directions for arrival by car are provided; you can find the location and directions on our website [www.dairybarningham.co.uk](http://www.dairybarningham.co.uk) where a printable brochure containing travel details is available.
- The nearest bus stop is approximately 130 yards away the services are available from Lincoln, Scunthorpe and Kirton Lindsey. route no 103 Buses are available Monday to Saturday
- The nearest train station is Lincoln 7 miles away -- St. Marys Street Lincoln, Lincolnshire, LN5 7EW.
- There are accessible taxis available locally K &K Tel: 01427 788507, Lincoln Wheelchair accessible 01673 862059, Lincoln taxis, 01522 899899
- The nearest general shop / post office is approximately 100meters away which offers, newspapers, groceries, off licence We can arrange for shopping to be delivered in time for your arrival, Alternatively, you can place a evening delivery via an internet supermarket order, please let us know your requirements when booking.

## **Key Collection, Welcome and Car Parking**

- Keys for The Old Dairy barn are collected from the owners residence located next to your accommodation.
- Resident owners are available to welcome guests,
- Parking for one vehicle is available approximately 3 meters from the entrance, further parking for a second vehicle is available approximately 10 meters away, both spaces are off road. Additional road side parking is available
- The parking areas are levelled, gravelled, flat and even.
- The area is well lit by natural daylight and by motion sensor lights at night.

## **Entrance to the property**

The entrance to the property is via two options

- Option1. There are two steps 14cm high 24cm deep 120cm wide that lead onto decked area which is adjacent to the front and patio doors of the property.
- Option 2. There are two steps 15cm high 42cm deep 90cm wide that lead up to a entrance door that is 85cm wide.
- The entrances and the decking area are well lit by natural daylight and by motion sensor lights at night.

## **Halls, Stairs , Landings and Passageways**

- The front door is 84cm wide and the key hole is 94cm high
- Entrance hall with a cupboard providing hanging space for coats and is also used for storage of suitcases, and bedding for the guests using the downstairs bed settee.
- Lighting of the hall is well light by a chandelier and a table lamp.
- The flooring is solid oak with a short pile mat at the entrance.
- Heating is by one thermostatically controlled radiator
- A selection of reading, reference books, maps, local guides and tourist attractions are provided.
- A selection of CDs and DVDs are provided.

## **Sitting Room/Lounge**

- The sitting room/lounge is situated on the ground floor with the entry from the hall via a step 16cm drop and 107cm wide
- The door opening to the lounge is by French double doors 198cm high 107cm wide
- Flooring is solid oak. A large floor rug is in the centre and can be removed if requested.
- Seating is a mixture of sofas and chairs with scatter cushions, together with a low level coffee table.
- Double Bed settee has seating for two people and the seat height measures 47cm high. When fully opened to use a bed is 47cm high, 137cm wide and 190cm in length.
- Freeview Teletext TV with remote control and subtitles, DVD player with remote control.
- Lighting is provided by natural light, two double opening windows one being a fire escape opening. Two ceiling chandeliers controlled by a dimmer switch. Additional lighting is provided by table lamps.
- Two thermostatically controlled radiators.
- Mains powered audible smoke alarm.

## **Kitchen / Dining area.**

- The open plan kitchen is located on the ground floor via the hall. It is accessed through an opening measuring 230cm with a step 16cm high.
- Combined measurements of the open plan kitchen and dining area is 3mts by 7mts.

## **Kitchen**

- Good contrast between floor, wall units, and work services including a breakfast bar.
- The work surface, porcelain sink, gas, hob and worktops are 90cm high
- Integrated 50/50 fridge/freezer. Door height for freezer 100cm, fridge 126cm high
- The tap is monobloc with one lever to control the water flow; and temperature (marked with red and blue spots)
- Integrated double oven and grill with drop down doors lowest shelf 88cm.
- Gas hob with 4 rings. An extractor hood and light installed above the hob with controls at 1.75mts.
- Integrated front loading dishwasher 60cm wide.
- Microwave, on work service
- Extensive range of cooking/dining equipment.
- Digital TV with free view channels
- DVD player with I player docking point
- Appliance instructions can be found in the 'Guest Information' booklet located on the breakfast bar.
- Lighting is spotlight bulbs on ceiling, under units and two wall lights, controlled by independent switches
- Flooring is solid oak. A large floor rug is in the centre and can be removed if requested.
- Seating is by three breakfast bar stools 72cm high.
- Heating is by one thermostatically controlled radiator.
- Smoke and carbon monoxide alarms fitted.
- Fire blanket and fire extinguisher.

## **Dining area**

- The area is open plan with the kitchen, has south facing double patio doors leading out onto a decked patio area down one step 12cm high.
- Lighting is ceiling spotlights and table lamps.
- Heating is by one thermostatically controlled radiator
- Flooring is solid oak. A large floor rug is in the centre and can be removed if requested.
- An extending dining table with 6 chairs. The table height is 78cm width is 107cm when closed and 150cm when extended.
- The chairs are 47cm high, moveable with no arms and removable padded seats.
- The stairs leading up to the first floor are located in the dining area,
- Under stairs storage which houses: cleaning equipment, iron, ironing board, electric oscillating fan, babies high chair and travel cot.

## **Utility Room.**

- Door 73cm wide leading from dining area to utility room.
- Heating is by one thermostatically controlled radiator.
- Good contrast between floor, wall units, work services and sink unit.
- Automatic washing machine with front load door 47cm high.
- Tall storage cupboard housing the Gas combination boiler.
- Lighting is by natural light via a double opening fire escape window, and by ceiling spot lights.

## **Ground Floor Shower Room**

- Access door width 82cm.
- Electric Shower.
- 900mm Shower enclosure 23cm step, 2 sliding doors opening 46cm wide.
- Standard construction toilet, seat height 40cm.
- Standard wash basin 77cm high.
- Shaving point .
- Wall mirror height from floor 150cm
- Solid oak flooring with pedestal mat.
- Thermostatically controlled radiator.
- Lighting is spotlight bulbs on ceiling.
- Regulation extractor fan.
- No disability aids.

## **Stairs, Landings**

- Stairs lead off the dining area.
- The staircase is a straight elevation and has 11 steps, each step is 66cm wide and has a rise of 20cm .
- Handrail is located on the right hand side.
- The flooring is short pile fitted carpet.
- Stair gates are available if required for the bottom and the top of the staircase.
- The stairs and landing are well light with ceiling pendant light.
- The landing is 240cm long and 82cm wide.

## **Bedrooms and Sleeping Areas**

### **Bedroom 1**

- Door width 73cm cm.
- Bedroom size 3.4mts by 3.4mts.
- The ceiling is full height to the ridge –line and slanting ceiling to a minimum height of 1.67mts at the edges of the room.
- Super King size bed (6ft) wide which is zip linked giving the option to create two single beds (3ft) wide.
- Bed height 70cm from floor to top of mattress.
- Clearance at end of bed to wall is 80cm.

- Lighting is natural daylight, double opening fire escape window, ceiling spot lights, two bedside table lamp and one dressing table lamp.
- Heating is by a thermostatically controlled radiator.
- Non feather duvets and pillows provided.
- Egyptian cotton bedding provided.
- Remote controlled TV /DVD player.
- Hairdryer.
- Radio/clock alarm.
- Two moveable bedside tables.
- Fitted double wardrobe.
- Fitted knee-hole dressing table 78cm high 162cm wide.
- High backed chair 46cm high.
- Wall mirror. 140cm high.
- Travel cot available for one infant.

## **Bedroom 2**

- Door width 74cm.
  - Bedroom size 3.3mts by 3.1m.
  - The ceiling is full height to the ridge –line and slanting ceiling to a minimum height of 1.67m at the edges of the room.
  - Super King size bed (6ft) wide which is zip linked giving the option to create two single beds (3ft) wide.
  - Bed height 70cm from floor to top of mattress.
  - Clearance at end of bed to wall is 90cm.
  - Lighting is natural daylight, double opening fire escape window, pendant ceiling, two bedside table lamp and one dressing table lamp.
  - Heating is by a thermostatically controlled radiator.
  - Non feather duvets and pillows provided.
  - Egyptian cotton bedding provided.
  - Remote controlled TV /DVD player
  - Hairdryer.
  - Radio/clock alarm.
  - Two moveable bedside tables.
  - Fitted double wardrobe.
  - Fitted knee hole dressing table 77cm high 114cm wide.
  - High backed chair.
  - Wall mirror.
  - Travel cot available for one infant.
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- Further sleeping arrangements are available for up to two people on the bed settee in the downstairs living room. Please see section – Sitting room/Lounge

## **En Suite Shower Rooms.**

- Both bedrooms have an en suite shower room.

### **En suite shower room for bedroom 1**

- Access door width 74cm.
- Power shower.
- 1000mm Shower enclosure 23cm step, 2 sliding doors opening 55cm wide
- No disable aids.
- Standard construction toilet, seat height 40cm.
- Vanity unit under wash basin 77cm high 76cm wide.
- Shaving point at 140cm, well light wall mirror at 160cm.
- Level tiled flooring with pedestal and bath mat.
- Lighting is spotlight bulbs on ceiling.
- Regulation extractor fan.
- Heating is a thermostatically controlled radiator which can be controlled electrically via a switch on the landing.
- No disability aids.

### **En suite shower room for bedroom 2**

- Access door width 74cm
- Power shower.
- 1000m Shower enclosure 23cm step, 2 sliding doors opening wide
- No disable aids.
- Standard construction toilet, seat height 40cm.
- Vanity unit under wash basin 78cm high 66cm wide.
- Shaving point at 140cm, well light wall mirror at 130cm.
- Level tiled flooring with pedestal and bath mat.
- Lighting is spotlight bulbs on ceiling.
- Regulation extractor fan.
- Heating is a thermostatically controlled radiator which can be controlled electrically via a switch on the landing.
- No disability aids.

## **Grounds and Gardens**

- The property is enclosed by 1.8mts high privacy fencing.
- Access to the parking area is via a gate 3mts wide, 1.2mts high.
- Level gravelled area for car parking in front of the property.
- The exterior decking area can be accessed from inside the property via the hall or the dinning area patio doors.
- Non slip strips have been positioned on the decking, but care must be taken when the surface is wet or icy.
- Patio table, parasol and six patio chairs are available on the decking area.
- Smoking is permitted on the decking area and an ashtray is provided.
- Clothes line is available.

## **General Information**

- Heating is provided by LPG gas central heating throughout with radiators in each room.
- All bedding and towels are provided.
- Limited mobile phone reception. The village does not have a public telephone box but access to a landline telephone is available at the owner's property.
- Internet access.
- Guest information folder in size 12 font and is also available in larger font if required.
- The property is no smoking throughout although smoking is permitted on the outside decking area.
- No pets are allowed but assisted dogs are welcome.
- The owners live on the premises and are happy to assist in any way they can, please feel free to approach us with any queries or requests.

## **Future Plans**

- We will review our property through feedback from our guests and make changes accordingly.
- We welcome your feedback to help us continuously improve, if you have any comments please contact us, either by phone 01522 730636 ,email [a4jec@aol.com](mailto:a4jec@aol.com) or by post.

## **Our Contact Information**

**Address** Old Dairy Barn, 33 The Green, Ingham, Lincoln, Lincolnshire, LN1 2XT.

**Telephone** Home - +44 (0)1522 730636, Mobile – 07747893465, or 07818418267.

**Email** [a4jec@aol.com](mailto:a4jec@aol.com).

**Web site** [www.dairybarningham.co.uk](http://www.dairybarningham.co.uk)

**Grid Ref** SK 94651 83509

**Opening Hours** Open all year round.

## **Local public transport numbers:**

### **Taxis**

K &K Tel: 01427 788507,  
Lincoln Wheelchair accessible 01673 862059,  
Lincoln taxis, 01522 899899

### **Buses**

Lincoln bus station Mellville St, Lincoln, Lincolnshire LN5 7HW Tel: 01522 873655

### **Trains**

Lincoln Train Station, St Marys Street, Lincoln, LN5 7EW Tel 08457 48 49 50

## **Doctors and Accident and Emergency**

Dr Sultan, The Ingham Practice, Lincoln Road, Ingham, Lincoln, LN1 2XF ----01522 730269  
Lincoln County Hospital Greetwell Road, Lincoln, LN2 5QY ----01522 512512