

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:**

**No 5 West Bight Cottage,**

**West Bight**

**Lincoln**

**Lincolnshire**

**LN1 3BE**

**Email: [enquiries@no5westbight.co.uk](mailto:enquiries@no5westbight.co.uk)**

**Telephone Number: 07747 893465**

## **INTRODUCTION**

No 5 West Bight is situated in the heart of the Historic Uphill Cathedral Quarter in the City of Lincoln; an ideal holiday let property for those seeking a truly memorable self catering accommodation.

This traditional 2 bedroom period terrace cottage is light and spacious with modern features and offers guests a luxury holiday let with plenty of room to relax and unwind. The accommodation is for up to four people we welcome adults, infants and children however the lead guest must be over 25 years old.

Please note:- The property has a strict no smoking and no pets' policy (Assisted dogs are welcome)

No 5 offers guests ground floor living with two relaxing seating areas both offering cosy sofas and chairs, the front 'Snug' with a feature ornamental fire, and the open plan rear living area incorporating bi folding doors leading out into a private courtyard,

The modern open plan kitchen /dining area is a fabulous feature of the property. A large range of stylish units together with up to date integrated appliances and an array of cooking and dining accessories make this a very social area of No 5.

The first floor sleeping arrangements are accessed via a staircase. Both rooms are good sized with fitted wardrobes, one having a double bed and the other a king-size. The bathroom with large open shower unit is located on the first floor – please note there is no bath in the property.

On road permit parking is available for one car only however we cannot guarantee a parking space will be available. Public paying car parks are located near the property.

Please note: – There are no steps leading up to the property however the road directly outside is uneven cobbles therefore care must be taken by guests at all times. Due to the sleeping arrangements located on the first floor accessed via a staircase we would recommend that the property is not suitable for wheelchair users.

We look forward to welcoming you and if you have any queries or require any assistance please do not hesitate to contact us. Tel: 07747 893465 or email [enquiries@no5westbight.co.uk](mailto:enquiries@no5westbight.co.uk)

**PRE ARRIVAL**

- Enquires can be made by email or telephone.
- Bookings can be made by post or online [www.no5westbight.co.uk](http://www.no5westbight.co.uk)
- Confirmation of completed booking forms; payments or enquiries are made by email, post or telephone.
- Directions for arrival by car are provided via email telephone or post ; you can find the location and directions on our website [www.no5westbight.co.uk](http://www.no5westbight.co.uk).
- The nearest bus stops are approximately 8minutes walk away, the service is available from Lincoln bus station bus no's 7,8,17,18 the bus stops are either outside the Lincoln hotel or Radio Lincolnshire.
- The nearest train station is 20 minutes walk away - Lincoln Train Station, St. Marys Street Lincoln, Lincolnshire, LN5 7EW.
- The nearest bus station is The Business Station; Melville Street, Lincoln, LN5 7HW minutes walk away.
- Taxis are available to hire near Lincoln Bus and Train Stations
- There are accessible taxis available locally Discount taxis, Lincoln 01522 800800 Lincoln taxis, 01522 899899.
- The nearest supermarket The Co-Op - situated 15minutes walk away offering, newspapers, groceries, off license -- 95-97 Burton Road Lincoln, LN1 3ND.
- The nearest petrol station Burton Road Service Station is 1 mile away – Burton road Lincoln, LN1 3ND.
- Access to No 5 West bight is via a key pad with a combination code located on the front door to the property. The access code will be sent to guests via email or text pre arrival.
- A telephone call will be made during your stay to welcome you and answer any questions.
- On road permit parking is available for one car only however we cannot guarantee a space will be available. The permit will be left inside the property for the guests use during their stay.
- The parking area outside the property is cobbled and is uneven.
- The area is well lit by natural daylight and street lights the property has a manual outside light above the front door. .
- Public paying car parks are available all within a few minutes walk of the property.
- St. Paul's Lane - LN1 3AL
- Westgate 1 - LN1 3BG
- Westgate 2 - LN1 3BG
- Westgate 3 - LN1 3BG

**GROUND FLOOR****Entrance to the property is via**

- Front door – the entrance door size is 78cm wide and 192cm high there are no steps.
- The entrance is well lit by natural daylight and street lights at night. The property has a manual outside light above the front door operated from inside.

**Entrance Lounge**

- Entrance lounge is well lit by a ceiling and a table lamp.
- Large opening window.
- The flooring is wood with a short pile mat at the entrance.
- Coat hooks and Shoe/boot tray.
- Seating a mixture of sofa and a chair all with scatter cushions, together with low level coffee tables.
- Large rug this can be removed if required.

- TV with built in DVD player and remote control.
- Free WIFI throughout the property.
- Heating is by gas central heating and has a thermostatically controlled radiator
- Please note – The Wood Burning Stove is for DECORATION ONLY AND NOT TO BE LIT.
- A selection of reading, reference books, maps, local guides and tourist attractions are provided.

### **Kitchen and Dining Area**

- The open plan kitchen and dining area is located on the ground floor ,accessed via the entrance lounge, through a door measuring 182cm high and 200cm with no step.
- Good contrast between floor, wall units, and work surfaces.
- The work surfaces and worktops are 90cm high.
- Integrated full height fridge / freezer. The fridge height is190cm high and the freezer height is 90cm high.
- Sink with tap, with one lever to control the water flow; and temperature.
- Integrated single oven and grill with drop down doors lowest shelf 40cm.
- A 4 ring Induction hob. An extractor hood and light installed above the hob with controls at 1.65mts.
- Integrated front loading dishwasher 45cm wide.
- Integrated automatic washing machine with front load door 47cm high.
- Microwave is 180cm high
- Range of cooking/dining equipment.
- Storage cupboard, vacuum cleaner, iron, ironing board, Hoover.
- Lighting is spotlight bulbs on ceiling, extractor fan light both controlled by independent switches.
- Level flooring is wood.
- Heating is by one thermostatically controlled radiator.
- Smoke and carbon monoxide alarms fitted.
- Fire blanket and fire extinguisher.
- Gas central heating boiler.
- Appliance instructions can be found in the 'Guest Information' booklet located on the hall table.
- The round dining table measures 70cm high and 80cm wide with 4 chairs with seat height 46cm, with no moveable arms.

### **Open Plan Lounge Area**

- The open plan lounge area is located adjacent to the open plan kitchen and dining area.
- Seating is a mixture of sofas and a chair all with scatter cushions, together with a low level coffee table.
- Flooring is wood. A large floor rug located in the centre can be removed if requested.
- Lighting is provided by natural light and ceiling spot lights.
- Thermostatically controlled radiator.
- Smart 32"freeview TV with remote control and subtitles.
- Bi folding doors measuring 2.3 metres wide by 2.0 metres high a 5cm step lead out onto the private courtyard.

**Outside Area / Courtyard**

- The enclosed private courtyard is west facing measuring 4.7 Metres x 3.4 metres. The boundary wall and fencing are 2.2 metres and 1.8 metres high.
- The surface is flint shale chippings and is not a flat surface.
- Patio table and 4 chairs.
- Small undercover seating area.
- Low level herb garden.
- Outside lights.

**Stairs**

- Stairs lead off from the kitchen area.
- The staircase is straight and no bends.
- There are 11 steps each step is 70cm wide with a rise of 19cm, the staircase leads onto a small landing.
- A wooden hand rail is located on the left side.
- The flooring is short pile carpet.
- The staircase and landing are well lit by ceiling spotlights.

**GROUND FLOOR****Bedroom One**

- Room size 3.5mtrs X 4.0mtrs.
- Full height ceiling.
- Door width 65 cm wide by 200 cm high a step leading into the bedroom is 20cm high.
- The flooring is short pile carpet with no mats.
- King size bed (5ft) wide bed height 66cm from floor to top of mattress.
- Natural light is by a single window 1 metre high with a sliding top vertical opening.
- Lighting is natural daylight; additional lighting is by ceiling spotlights and two bedside table lamps.
- Heating is by a thermostatically controlled radiator.
- Non feather duvets and pillows provided.
- Egyptian cotton bedding provided.
- Hairdryer.
- Alarm clock.
- Two moveable bedside tables.
- Fitted wardrobe.
- Casual chair.
- Set of drawers. 68cm high and 40cm high.
- Wall mirror 95cm high.

**Bedroom Two**

- Door height 62cm x 185cm high - No step.
- Bedroom size. 3.5mtrs x 2.5mtrs - at widest point.
- Full height ceiling.
- Double bed (4ft 62) wide, bed height 65cm from floor to top of mattress.
- Natural lighting is by 2 large windows 110cm x115cm. One a fire escape window with openings the other is non opening. Ceiling spot lights and two bedside table lamps.
- Heating is by a thermostatically controlled radiator.

**Family Bathroom**

- Access door width 65cm x 186cm wide with no step.
- Open end shower enclosure 1140cm x 800cm with 6cm step, with mains overhead shower.
- Standard construction toilet, seat height 46cm.
- Wash basin 80cm high 50cm wide.
- Wall mirror at 140cm high from floor.
- Level tiled flooring with mat.
- Lighting is spotlight bulbs on ceiling.
- Electric extractor fan.
- Small opening window.
- Heating is a thermostatically controlled radiator.
- No disability aids.

**Grounds and Parking**

- The front door of the property leads onto a narrow no through road side street which is cobbled and uneven; a level narrow pedestrian path is directly outside the property.
- On road permit parking is available for one car in the LN4 area only however we cannot guarantee a space will be available.
- The parking permit will be left inside the property for the guests use during their stay. Public paying car parks are available close to the property and are a short walk away.
- St Paul's Lane - LN1 3AL
- Westgate 1 - LN1 3BG
- Westgate 2 - LN1 3BG
- Westgate 3 - LN1 3BG
- The area outside is well lit by natural daylight and street lights the property also has a manual outside light located above the front door.
- The properties rear courtyard is accessed from inside the house only it is enclosed by a high privacy wall and fencing.
- Patio table and 4 chairs are available.
- Outside lighting is available.

**General Information**

- Heating is provided by gas central heating throughout with radiators in each room. The heating instructions are located in the guest information folder.
- All bedding and towels are provided.
- Mobile phone reception varies on your service provider.
- Free Wifi is available inside the property.
- Guest information folder in size 12 font and is also available in larger font if required.
- The property operates a strict NO Smoking policy however smoking is only permitted outside the property, an ashtray is provided. Please read the Terms and Conditions.
- No pets are allowed however assisted dogs are welcome.

**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 telephone or email.

**The Properties Contact Information:**

Location - No 5 West Bight Cottage, Westbight, Lincoln, Lincolnshire, LN1 3BE.

Email - [enquiries@no5westbight.co.uk](mailto:enquiries@no5westbight.co.uk)

Telephone Number: - 07747 893465 / 01522 730636

Property Opening Hours: Open all year round.

Local public transport numbers:

Taxis - Lincoln Taxis - Tel: 01522 899899

Buses - Lincoln Bus Station, Lincoln, LN5 7HW - Tel: 01522 873655

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

Medical Walk-In Centre - 63 Monks Road, Lincoln, LN2 5HP - Tel: 01522 528153

Lincoln County Accident & Emergency Hospital Greetwell Road, Lincoln, LN2 5QY - Tel: 01522 512512

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