

Access Statement for Digby Manor B&B

Introduction

Digby Manor is a Grade 2 listed Georgian house. It is a family home with just 2 letting rooms.

Both bedrooms are on the first floor. There is no lift. There are 2 steps up to the front and door and 3 to the rear.

Pre-Arrival

- The email address is:- gill@digbymanor.com.
- There is a brochure available on request, and web site is:- <http://www.digbymanor.com>
- The access statement is available on request in hard copy, by email or on the website.
- There is no public transport available within reasonable distance- the nearest bus stop being 1 mile away with a very infrequent service. The nearest train station is 6 miles.
- Local Taxi firm details available.
- Nearest shop-mobility and equipment hire 8 or 14 miles
- Premises only suitable for guests able to climb stairs.

Arrival & Car Parking Facilities

- there is off road parking.
 - assistance is always available on arrival.
 - drop-off at front door. 2 steps up to house.
 - Only guide and 'aid 'dogs allowed. Bowls etc would be provided.
- There is a paddock suitable for exercise.
- Push bell on front door.
 - Normally guests unload at the front door and then the car is parked at the rear of the property.
 - The rear yard is gravel- level and lit at night.
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Main Entrance, Reception & Ticketing Area

- The front door is the usual access; with 2 steps it is the easiest access.

- Pad and pen available on request.
- Seating is available in the hall.
- Additional front door keys are available on request.
- The front door is single leaf.
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Public Areas - Hall, Stairs, Landing, Corridors etc

- There is no lift or escalator.
- There are 2 floors:- dining room on the ground floor and bedrooms on the first floor.
- Floors throughout the ground floor are parquet. Stairs and upstairs are close carpeted.
- There is no public phone box and mobile coverage can be patchy.
- Lighting is variable with dimmer switches to most lights.
- Baby changing facilities are available.
- We have a dog so all areas are available. We have large grass areas suitable for play and exercise.
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Public Areas - Sitting room, lounges, lobbies etc

- not available.

Public WCs

- There are en-suite facilities in both rooms.
- The toilets are not adapted for mobility problems.

Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe

- Lighting is by a central chandelier with a dimmer switch.
- Guests eat at a large central table with four legs.
- There is ample room for a wheelchair.
- High chairs can be provided.
- Staff help is available with the menu.
- Allergies can be catered for with advance notice.
- Specialised cutlery is not available, but guests own would be washed

and cared for carefully.

- Food is served at the table, assistance if required.

Laundry

- Normally a laundry service is not offered, but where possible we would try to accommodate any reasonable request.

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Shop

- There is a local village shop/Post Office within the village.

Treatment room/s

- not available

Outdoor Facilities

- Our garden and paddocks are available for guests use, but we ask that they tell us of their intention to wander as they need to be aware of water hazards and electric fences.

Conference & Meeting Rooms, Banqueting

- not available

Bedrooms & Sleeping Areas

- There are no bedrooms suitable for wheelchair users.
- There are TVs in all rooms with teletext, remote control.
- There are armchairs in both rooms
- Carpets in both bedrooms.
- Lighting is varied. Spots, bedside lights, shaving lights, dimmer switches.
- Beds are divans. Twin and double.
- Cordless kettles in both rooms.
- Fridges with bottled water and fresh milk in both rooms.
- Breakfast can be taken in bedrooms.
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Bathroom, Shower-room & WC [Ensuite or Shared]

- Double room- ensuite bathroom. Cushionfloor, single leaf door, no pull cords, shower attachment over bath,
- Twin room:- shower en-suite, cushionfloor, no pull cords, single leaf door.

Self-Catering Kitchen

- not available

Boats - Narrow Boat, Cruiser & Hotel Boat

- Not available

Additional Information

- At present we have no fire alarm. Smoke alarms are fitted.
- There are no aids available and guests would be expected to arrange their own.
- There is no smoking upstairs at any time.
- Mobile network cover can be variable.
- Dog bowls etc can be provided.
- Fridges are standard in both rooms.
- The family are willing to help at all times.
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Address: The Manor,
North Street,
Digby
Lincoln
LN4 3LY

Telephone: 01526 322064

Email: gill@digbymanor.com

Website: digbymanor.com

Hours of operation: Rooms available from 12md, vacate by 12md on day of departure. These times can be varied by arrangement.

Future Plans

- Due to the listing of the property, there are no plans to alter the fabric of the building.
- We hope to have large print brochures and menus this season.

Contact Telephone and Email Address

We welcome your feedback to help us continually improve; if you have any comments please phone 01526322064 or email gill@digbymanor.com