



# Cleatham Hall Hotel Access Statement

## Introduction

- Cleatham Hall Hotel is situated between Cleatham and Manton, set in 10 acres of Gardens and paddock it currently offers 5 guest bedrooms with en-suite facilities.
- The property is a Grade II listed mansion house and whilst we aim to meet the needs of all our guests, there are some features of the property which might make access to bedrooms difficult for people with limited mobility.
- The hall now has a disabled access bedroom suite on the ground floor of an annex building with a ramp and flat access from the annex to the main house.
- Access to the front of the property is by 5 stone steps up from drive level and all guest bedrooms in the hall are accessed by stairs. Therefore, these bedrooms are not suitable for wheelchair users.
- There is a side entrance for wheel chair access to ground floor. All ground floor rooms are on the same level.

## General

- The property has single track tarmac access by road, the drives are then gravelled.
- We are on Google maps as Cleatham Hall for directions
- There are brown signs for Cleatham Hall directing traffic from the B1400 and B1398
- Situated 5 miles south of the M180 Junction 4, take a righthand turn signposted towards Cleatham. You are then 2 miles from Cleatham hall
- The nearest railway station is Scunthorpe, approximately 8 miles away.
- Taxis are readily available and contact details are available. Bookings can be arranged if required.
- We are unable to accept animals of any kind.
- Our website [www.cleathamhall.com](http://www.cleathamhall.com) provides photographs and further information about our accommodation and facilities.

- The owners live at the Hall and provide 24 hour reception when required.

## **Car Parking**

- We have a carpark for up to 50 cars on site
- Drop off parking is available for limited access drivers near the side entrance.

## **Main Entrance**

- At the front of the property there are 5 steps each approximately 6 inches high which lead up from the gravelled drive way. There is no hand rail.
- The side door is normally open during the day with a knocker to attract attention.
- One key, will be provided for each bedroom for the duration of your stay. The main Exit doors will be locked from the inside by a fob and therefore accessible to guests.
- Fire exit lighting is provided for your safety and convenience.

## **Guest Accommodation and Public Areas**

- The front doors open onto the hallway.
- To the right is the guests sitting and TV room and the left the bar
- There is a disabled access toilet situated by the side door.
- Directly ahead is the staircase. With a flight of 21 stairs leading to a landing
- All 5 Bedrooms are accessible at this level.
- Cleatham Hall is centrally heated throughout and temperatures can be controlled to suit individual requirements.

## **Dining Room**

- Breakfast is served in the Orangery on the ground floor. All hot food is cooked fresh.
- Tables are set to meet the requirements of the guests, either 2, 4 or larger groups

## **Bedrooms and shower rooms**

- There are no ground floor bedrooms inside the Hall's main building
- All bedrooms are carpeted throughout and have en-suite facilities.
- A range of hot beverages are provided.
- Pillows are duck down although allergenic pillows are available on prior request.
- Each room has hanging wardrobe space, set of drawers and bedside cabinets with lamps.
- Guest rooms all have TV with a wide range TV and radio channels

- Lighting is provided by a mixture of ceiling and bedside lighting.
- In addition, most rooms have extra seating.
- There is a Guest Information Pack in each room providing details about the accommodation, our facilities and the local area.
- All bedrooms have en-suite showers plus a non-slip mat is provided.
- 3 bedrooms have a bath and separate shower included.
- Lighting is provided by ceiling.
- Bedrooms are identified by name.
- The bedrooms are for single or double occupancy only
- Wifi broadband is available in all rooms

## **Main Hall**

### **Lincoln Bedroom**

- This bedroom has a king size bed with access available from both sides of the bed.
- This room is situated at the top of the stairs with a bay window overlooking the Gardens to the south, towards Lincoln.
- There is a well-equipped shower room with a basin and toilet.

### **Gainsborough Bedroom**

- This bedroom has a super king size bed with access available from both sides of the bed.
- This room is situated at the front of the property with double aspect windows overlooking gardens to the south and West
- There is a large bathroom with a copper bath, toilets, two basins and a large shower, with a triple window facing West.

### **Trent Bedroom**

- This bedroom is at the front of the property overlooking gardens to the west
- It has a King size bed with access to both sides of the bed.
- The en-suite bathroom is down 2 steps and contains a bath, toilet, basin and separate shower and two windows facing West and North.

### **Orchard Bedroom**

- This bedroom is to the side of the property, overlooking courtyard and orchard beyond
- It has a kingsize bed, with access to both sides.

- The en-suite bathroom contains a bath, toilet, basin and separate shower and window facing North

## **Manton Bedroom**

- This bedroom is to the Back of the property with double aspect facing North and East, overlooking the lawn and paddock beyond
- It has a double bed, with access to both sides.
- The en-suite bathroom contains a toilet, basin and separate shower

## **Hayloft Annex**

### **Messingham Bedroom (disabled suite)**

- This bedroom is situated on the ground floor of the property overlooking a small courtyard
- It has a King size bed with access from both sides of the bed.
- The en-suite wet room contains a toilet, basin and separate shower with the DM designed facilities

## **Scotter Bedroom**

- This bedroom is on the first of the property, overlooking courtyard and orchard beyond
- It has a King size bed, with access to both sides plus a Daybed with trundle to provide a family room for two adults and two children.
- The en-suite bathroom contains a toilet, basin and separate shower and window facing North

## **Greetwell Bedroom**

- This bedroom is to the Back of the property with a window facing East, overlooking the lawn and paddock beyond
- It has a double bed, with access to both sides.
- The en-suite bathroom contains a toilet, basin and separate shower

## **Additional Information**

- Mains controlled smoke detectors are situated in all the rooms and corridors, stairways.
- Emergency lighting is situated in the dining room and all corridors and stairways.

- In the event of a fire, the smoke detectors would sound.
- Fire Exit instructions are displayed in each bedroom, next to the bedroom door.
- The building can be evacuated by following the marked routes to the side door. Emergency exit signs are located above the main exit.
- Please advise us if there is any reason that you may need additional assistance with these procedures.
- Smoking (including e-cigarettes) is not permitted anywhere in Cleatham Hall, including the front and side entrance of the property. Designated smoking areas are available at the rear of the property.
- We are able to cater for special dietary needs but would ask that you provide us with prior notice of at least 1 day.
- Mobile phone reception is generally reasonable at Cleatham Hall and the immediate surrounding area.
- Wifi internet access is generally available throughout Cleatham Hall, we are now connected to the BT fibre network

## **Address**

**Cleatham Hall Hotel**

**Cleatham**

**Manton**

**North Lincolnshire**

**DN21 4JS**

## **Contact Details**

**Tel: 01652 649402**

**Email: [Enquiry@cleathamhall.com](mailto:Enquiry@cleathamhall.com)**

**Website: [www.cleathamhall.com](http://www.cleathamhall.com)**