



## **Introduction**

Washingborough Hall Hotel is a beautiful Grade II listed early Georgian Manor House set in three acres of mature garden in the heart of Washingborough Village. Just 2 miles east from the centre of the City of Lincoln, it is the perfect place to stay whether you are visiting for business or leisure you will be well fed, well wined and very well looked after.

Wherever possible we aim to use locally sourced ingredients from local suppliers and herbs from our own herb garden. The chef is always delighted to tailor a menu to suit any dietary requirements that may be needed during your stay.

We have 20 bedrooms, 14 of which are situated over 3 floors in the main Hall, 6 are situated in Church House also over 3 floors, each bedroom is decked out in its own unique style and boasts the chic feel of a luxury hotel. Please see the section on Bedrooms for more details.

We look forward to welcoming you, if you have any queries or require any assistance please call 01522 790340 or email [enquiries@washingboroughhall.com](mailto:enquiries@washingboroughhall.com)

## **Pre-Arrival**

For full details and maps of how to reach Washingborough Hall Hotel, please see the directions section on our website, on our 'contact' page and then 'Location'.

**By Car:** Using Satellite Navigation the postcode is LN4 1EH will lead you to our driveway.

**By Train:** The nearest railway station is Lincoln Central which is 3.3miles away (approx. 10-minute car journey depending on traffic). Taxis and accessible taxi are available at the station.

**By Bus:** The central bus depot is approximately a 5-minute walk from the train station. The Number 2 Bus runs every 20 minutes from 7am until 7pm; this will drop you off at the bottom of Church Hill which is approx. 0.3 miles (a 6-minute walk), Church Hill is quite a steep hill but has very good even footpaths.

## Car Parking & Arrival



The driveway is gravelled from the main entrance all the way to the car park and to the front of the Hotel. There are approximately 35 parking spaces in the main car park approximately 50 meters from the entrance. There is a flagstone path that runs around the side and front of the Hotel, the path to the side is on a slight incline. The main driveway, Car Park and the front and side hotel entrances are all well-lit. CCTV is in operation at all times.

Disabled parking is available; we have 2 car parking spaces. One is at the front of the Hotel on the right-hand side against the flagstone path just before the main entrance. The other is on the left-hand side as you are approaching the main car park, next to The Winston Room against the flagstone path. The allotted car parking spaces can be accessed from either direction to ensure access from either side of the vehicle.

You can also be dropped off directly outside the front of the Hotel. The flagstone path has a low kerb of approximately 6cm.

There are 6 steps leading to the main entrance door with a hand rail on the right-hand side, the main door is 130cm wide which is pinned back until 22.00 hours. This is then locked and there is a key code pad to gain access. There is then a double pull door with a total width of 160cm, each door measures 80cm.

There are two alternative entrances from the car park which gives access to the main reception area on a flat surface.

The best is via The Winston Room, there is a flagstone path which leads up to the double pull doors. This doorway is 133cm wide, each door measures 66cm wide, this leads into the Winston hallway which has a Single pull door measuring 97cm wide. There is level wooden flooring which runs through the Winston room to another door measuring 97cm wide which leads into the Galley, the Galley doors measure a total of 103cm wide, each door is 51.5cm, they lead out into the carpeted reception hallway.

If the Winston room is in use the alternative route would be via the rear Kitchen. Again, from the Car Park at the back of the building is a path with a hand rail on the right-hand side, the width of this



path is 107cm wide. The back door is 90cm wide which takes you into our pot wash area, all this flooring is covered with Altro Polysafe flooring. There are 2 further doors both measuring 80cm wide which then takes you into The Galley. The Galley doors measure a total of 103cm wide, each door is 51.5cm, and they lead out into the carpeted reception hallway.

All our Doors can be pinned back for ease of access throughout the building.

### **Reception Hallway**



Guests are welcomed into the Reception Hallway which has a level floor throughout. The first 250cm of flooring are some beautiful flagstones which then lead onto the rest of the area being carpeted. Seating is available in the Reception Hallway with 2 Sofa's and 4 Upright arm chairs.

The Reception Hallway is evenly and well lit, with natural light coming from the front doors and also the tall Georgian window behind the reception desk. There are 2 chandeliers from the ceiling with 12 separate lights on each and 5 lamps situated around the reception area.

The reception desk measures 70cm high. Assistance with luggage is available upon request and we are also happy to give our guests a tour of the hotel and where various facilities are located when checking in.

There are 5 doors from the Reception Hallway leading to the following: The Sibthorpe Room, door width 135cm, The Dining Room, door width 95cm, The Bar, door width 130cm, The Galley, door width 103cm and the Main Staircase, door width 90cm, this area has all level short pile carpet flooring throughout.

### **Main Staircase**

The main staircase is well lit, using wall lights and natural daylight. The stairs are covered with a short pile carpet. The main staircase going upstairs has a hand rail on the right-hand side and the width of the staircase measures 114cm wide. The steps are unusually shallow measuring approximately 10cm each. There are 15 steps up to the first landing; there is a pull door on the right-hand side which leads to Rooms 15 & 16. Once through the door there are 5 more steps with a hand rail on the left-hand side. Rooms 16 & 15 are then on the right-hand side.

From the first landing there are 14 steps to the second landing, with a pull door 80cm wide at the top, once through the door to the left are Rooms 17 & 18. An open-door way measuring 100cm wide leads to a corridor 80cm wide with Room 18 on the right-hand side and Room 17 in front. From the pull door on the second landing turn right to Room 19 & 20, there is an open-door way 94cm wide and Room 20 is in front and Room 19 on the left.

An archway measuring 138cm wide takes you to more rooms on the second landing, to the left is a corridor 85cm wide which leads to Room 23 on the right. From the archway there are 2 steps up onto a small landing the width is 100cm, there is a small table on the right-hand side with a table lamp. There are 2 steps down; on the left is Room 21, in front is Room 22 and to the right is Room 26 (also known as The Ingleby Room). The Main staircase second landing has 12 steps which lead up to the third landing. At the top of the landing is a small table with a table lamp on and a pull door 75cm wide, once through the door turn left which leads to one more step down, this has a low ceiling height which measures approximately 180cm high, there are 2 chairs and a small table in this hallway, Rooms 24 & 25 are on the right-hand side. The right-hand side of the main staircase from reception leads to some public areas, there is a sideboard on the right-hand side and the corridor measures 150cm wide, this leads to a pull door 75cm wide. Once through the door on the left-hand side is a door to the Gentlemen's Lavatories and on the right-hand side is a push door 80cm wide, this leads into a corridor 203 cm wide, with 2 doors on the right, the first door leads into the Snug and Bar and the second door the Ladies Powder Room. There is a small staircase in front which leads up to Rooms 15, 16, 24 & 25.

The main stairwell has 15 steps down which measures 94cm wide and a hand rail on the left-hand side. On the left-hand side is Room 14, on the right-hand side is Room 12 and in front is doorway measuring 87cm wide leading to The Burland Room, there is also a lamp on a small lamp stand.

The door to Church house corridor is 53cm wide leading to a short corridor, the next door entering Church House proper is 53cm wide. All hallways are carpeted. The first room on the left is Room 11, the door is 82cm, the second room on the right is Room 10, the door to this room is 82cm wide. Room 10 also has a private entrance leading to a terrace, so the guest can access the room with out coming through the main hotel, there is access to the main carpark through the staff car park- all areas in the car parks are gravelled- the terrace and the path leading to the carparks are flagstones.

The last room on the ground floor of Church House is Room 9, the door is 82cm wide- this room also has direct access to the terrace- the door within the room is a Fire Exit so cannot be accessed from the outside. On the ground floor is a small reception area with a Fire Exit leading to the shared flag stoned terrace. Up 12 quite steep steps are Room 8 & 7, access to room 6 is on the first landing- through the door there is a winding stair case which branches to the left & right. 5 steps to branch point- 8 steps to the left leads to the bedroom, 7 steps to the right takes you to the shower & WC room.

## **Bedrooms**

There are 14 bedrooms within the Hotel, 1 Suite, 2 Four Poster, 4 Executive, 5 Classic Double and 2 Single rooms. 4 of these bedrooms can be made up with Twin Beds. There are 6 bedrooms within Church House, 2 Executive & 4 Classic Doubles, 5 of these rooms can be made up with Twin Beds. Room 10 has direct access from the flagstone terrace.






In the main hotel on the first landing are 2 bedrooms, the second landing 8 bedrooms, the third landing 2 bedrooms and the lower ground floor is 2 bedrooms. All bedrooms are reached by stairs, we do not have a lift.

In Church House on the ground floor there are 3 bedrooms, on the first floor 2 bedrooms and 1 bedroom on the second floor- there are no lifts- first & second floor rooms are accessed by stairs only- the 3 ground floor rooms are accessed by stairs or through the gravelled staff carpark.

Rooms are bright and have good colour contrast between the floor, walls and doors. They are evenly lit both with natural and electric lights. Bedroom lights are controlled by switches at the front door of each






bedroom. Bedside lamps are also in each room and additional reading lamps can also be added on request at Reception.





Certain rooms are suggested as easy access rooms – with larger floor space and separate shower enclosures, these are listed in the chart below.

Rm	Main Photo	Bedroom description	Bedroom Door Width	Bathroom Door Width	Bath Height	Bed Height	Sink Height	Toilet Height
<u>6</u>		Quirky Classic Double room, can be a twin, taking all the second floor of Church House, stairs up to bedroom & across to shower room- Shower only. Can interconnect with room 7. Room size-15 sq.m	82cm Door to stairs 72cm to bedroom	75cm	N/A	62cm	86cm	45cm
<u>7</u>		A Classic Double room located on the first floor Church House, views onto raised beds, lawn & terrace. Bath with shower over, can interconnect with room 6. Room size-10. 5sq.m	82cm	81cm	65cm	60cm	86cm	44cm
<u>8</u>		A Classic Double room, can be made into a Twin room, on the first floor of Church House. Views on to raised beds, lawn and terrace. Ensuite- Bath with shower over. Room Size-18. 45sq.m	82cm	82cm	44cm	62cm	93cm	41cm
<u>9</u>		An Executive Double/Twin room located on the Ground floor Church House. Views on to raised beds, lawn and terrace with outdoor furniture. Ensuite- Shower only. Room size-18. 9sq.m	82cm	74cm	N/A	63cm	90cm	46cm
<u>10</u>		An Executive double/twin room located on the ground floor of Church House. Private Entrance & outside seating area. Views on to raised beds, terrace. Ensuite-Shower Only Room size-19. 2sq.m	82cm	82cm	N/A	60cm	82cm	46cm

Rm	Main Photo	Bedroom description	Bedroom Door Width	Bathroom Door Width	Bath Height	Bed Height	Sink Height	Toilet Height
<u>11</u>		A Classic Double room, can be made into a Twin, located on the Ground floor of Church House, views onto a private courtyard. Ensuite-Shower Only. Room Size 14sq.m	82cm	82cm	N/A	62cm	90cm	41cm
<u>12</u>		A Suite room located on the Lower Ground Floor, west facing with partial views of the front flower beds. Single Step up to Ensuite- Roll top bath with separate shower enclosure. Room size-	82cm	74cm	62cm	65cm	62cm	44cm
<u>14</u>		A Superior Executive room located on the Lower Ground Floor, east facing with views to small courtyard and herb garden. Ensuite – Bath with shower over. Room size - 30.1 sq.m	88cm	65cm	57cm	65cm	80cm	40cm
<u>15</u>		A Classic Double room located at first floor level, east facing with views over churchyard. Ensuite – Bath with shower over. Room size – 13.8 sq.m	74cm	65cm	57cm	65cm	84cm	41cm
<u>16</u>		A Classic Double room located at first floor level, east facing with views over churchyard. Ensuite – Bath with shower over. Room size – 13.8 sq.m	78cm	65cm	57cm	65cm	81cm	42cm
<u>17</u>		A Classic Twin/Double room located at first floor level, east facing with views over rear gardens. Ensuite – Bath with shower over. Room size – 17.3 sq.m	72cm	74cm	52cm	65cm	80cm	40cm



Rm	Main Photo	Bedroom description	Bedroom Door Width	Bathroom Door Width	Bath Height	Bed Height	Sink Height	Toilet Height
<u>18</u>		A Classic Double room located at first floor level, east facing with views over rear gardens. Ensuite – Bath with shower over. Room size – 13.7 sq.m	72cm	74cm	52cm	65cm	80cm	40cm
<u>19</u>		An Executive Double/Twin room located at first floor level, west facing with views over front lawn. Ensuite – 1 Step up into the shower enclosure and 1 step up to the toilet. Room size – 23.1 sq.m	83cm	94cm	N/A	65cm	85cm	40cm
<u>20</u>		Superior Four Poster room located at first floor level, west facing with views over front lawn and north facing over neighbouring church. Ensuite – Roll top bath with separate shower enclosure. Room size - 33 sq.m	94cm	66cm	65cm	65cm	96cm	40cm
<u>21</u>		Superior Four Poster room located at first floor level, east facing with views over rear gardens. Ensuite – Roll top bath with separate shower enclosure. Room size – 28.5 sq.m	93cm	74cm	65cm	75cm	84cm	45cm
<u>22</u>		A Superior Executive room located at first floor level, south facing with views over car park, trees and flowerbeds. Ensuite – Roll top bath with separate shower enclosure. Room size – 23.5 sq.m	93cm	95cm	52cm	65cm	87cm	43cm

Rm	Main Photo	Bedroom description	Bedroom Door Width	Bathroom Door Width	Bath Height	Bed Height	Sink Height	Toilet Height
<u>23</u>		A Classic Double room located at first floor level, east facing with views over rear gardens. 1 Step up into an Ensuite – Bath with shower over. Room size – 15.6 sq.m	72cm	72cm	54cm	65cm	95cm	40cm
<u>24</u>		A Classic Single room located at second floor level. Former servant's bedroom with partially sloping ceiling. One window, south facing with limited view of roofline. Ensuite – bath. Room size – 13.5 sq.m	74cm	74cm	54cm	65cm	79cm	40cm
<u>25</u>		A Classic Single room located at second floor level. Former servant's bedroom with partially sloping ceiling. One window, north facing with view over neighbouring church. Ensuite – bath. Room size – 13.5 sq.m	75cm	75cm	54cm	60cm	79cm	40cm
<u>26</u>		A Superior Executive room located at first floor level, west facing with views over front lawn. Ensuite – Roll top bath with separate double shower enclosure. Room size - 30.1 sq.m	93cm	88cm	66cm	65cm	85cm	50cm

All our bedrooms offer the following:

- En-Suite bath or shower room
- Complimentary toiletries
- Hairdryer
- Tea/Coffee making facilities
- Complimentary bottles of water
- Remote control flat screen television
- Free Wi-Fi
- Bedding choice of duvets or sheets and blankets



Items available upon request at Reception:

- Fan
- Reading lamp
- Iron
- Ironing Board
- Non-slip bath mats

### **Bathrooms**

All the 20 bedrooms have en-suite bathrooms. The doors into the bathrooms vary from 65cm to 95cm wide. The hotel offers a combination of baths with showers, or separate shower and baths of which are stated in the above chart.

The bathrooms are well lit with overhead lighting and all mirrors have surround lighting. All the bathrooms have towel rails and bathmats, non-slip mats are available on request at Reception. Not all bathrooms have grabrails.

### **Bar**



The Bar is situated from the Reception Hallway; the doorway into the bar measures 130cm wide and leads onto a short pile carpet which is level throughout. Furniture is a mixture of low arm chairs and sofa with low coffee tables and High back wicker chairs with high bistro style dining tables. Lighting is a mix of Wall lights, lamps and lots of natural light from two big Georgian windows which overlook

a small courtyard and garden. The bar measures 107cm high and is well lit with small spotlights. The bar area has connecting concertina doors into a small snug, these measure 140cm wide.

### **Snug**



The Snug is situated off the Bar and can also be accessed from the main hallway. It has a cosy seating area with a mixture of different furniture; two sofas, three High back arm chairs and two low tub chairs. There are also two low coffee table and two lamp tables. Lighting comes from a ceiling light and two lamps and lots of natural light from a tall Georgian window. There is a floor to ceiling bookcase on the left-hand side and a door measuring 78cm which leads into the main hallway.

All furniture from the Bar & Snug area can be moved for ease of access.

### **The Sibthorpe Room**



The Sibthorpe Room is situated from the Reception Hallway; the doorway into the Sibthorpe Room measures 135cm wide, there is a short pile carpet which is level throughout and air conditioning. This room can be used for a number of things, A la Carte restaurant, Conferences, Afternoon Teas, Civil Weddings, Wedding breakfast, Funerals and Private Dining, so the setup of the room can



change from day to day, but all furniture can be moved for ease of access. The Sibthorpe Room is very well lit with lots of natural daylight coming from 3 tall Georgian windows; there are also 4 ceiling lights and 2 lamps. There is a second door which can be used for access in and out of the Sibthorpe measuring 106cm wide, this leads into the Main Staircase.

### **The Dining Room**



The Dining Room can be used for a number of things, A la Carte restaurant, Sunday Lunch, Conferences, Afternoon Teas, Civil Weddings, Wedding breakfast, Funerals and Private Dining, so the setup of the room can change from day to day, but all furniture can be moved for ease of access. Access to the Dining Room is from the Reception Hallway, doorway measuring 95cm wide and also from the Galley, doorway measuring 135cm wide. Both access routes are from level flooring of either a short pile carpet or wooden flooring. The Dining Room flooring is wooden and level throughout. There are 3 tall Georgian windows providing lots of natural daylight and also 3 ceiling lights and 8 wall lights. An acoustic folding door which measures 412cm wide can connect the Dining Room to the Winston Room making this one large function room if required.



## The Winston Room



The Winston Room is a new extension which was finished in March 2015. This room can be accessed straight from the Car park; there is a flagstone path which leads up to the double pull doors. This doorway is 133cm wide, each door measures 66cm wide, this leads into the Winston Hallway which has a Single pull door measuring 97cm wide.



This room can also be accessed from the Galley via the Reception Hallway; the Galley doors measure a total of 103cm wide; each door is 51.5cm, the door into the Winston Room measures 97cm wide. The level flooring throughout this room is all wooden.

The Winston Room is very well lit as there is lots of natural daylight coming from the 8 tall Georgian style windows and a double-glazed door which leads out onto the garden, measuring 131cm wide. There are 3 ceiling lights, 5 wall lights and there are also recessed lights built into the ceiling. Picture lights and a table lamp are in the soft seating area, this has a mixture of furniture, 1 large sofa, 2 high back arm chairs, 2 tub chairs and 2 coffee tables. This new room benefits from its own Bar, bar height 85cm, Air conditioning and an easy access lavatory, door width 85cm.

This room is used for a number of different uses; A la Carte restaurant, Sunday Lunch, Conferences, Afternoon Teas, Civil Weddings, Wedding breakfast, Funerals and Private Dining, so the setup of the room can change from day to day, but all furniture can be moved for ease of access.

An acoustic folding door which measures 412cm wide can connect the Winston Room to the Dining Room making this one large function room if required.

### **Public Lavatories**

There are ladies and gentlemen's lavatories located from the main staircase which is all level flooring and also an easy access lavatory located in the Winston room.

The Ladies Lavatory main door opening measures 75cm wide, there are 2 cubicles; door width 67cm and toilet height 41cm and one larger cubicle; door width 73cm, toilet height 40cm and 2 horizontal grab rails 62cm high. There are 2 sinks which measure 86cm high and a hand dryer which measures 148cm high from the ground. There is also a basket with paper towels and a baby changing facility.

The Gentlemen's Lavatory main door opening measure 77cm wide, there is one cubicle; sliding door width 68cm, toilet height 40cm and 2 horizontal grab rails 56cm high. There are 3 urinals which measure 61cm high and a sink which measures 84cm high.

The easy access lavatory is located in the Winston Room. The main opening measures 85cm wide, toilet height 47cm, sink height 72cm and Hand dryer height 120cm. The sink has a lever tap; there are also 3 vertical grab rails and 3 horizontal grab rails and an emergency pull cord.

All our public toilets have non-slip flooring and are well lit with ceiling lights.

### **Garden & Grounds**



Washingborough Hall Country House Hotel is set in three acres of mature garden; entry into the grounds and gardens comes from the driveway which is gravelled from the main entrance all the way to the car park and to the front of the Hotel.

From the hotel you can reach the gardens from the Reception hallway. There is a double push door with a total width of 160cm, each door measures 80cm and the main door is 130cm wide which is pinned back until 22.00 hours. There are 6 steps leading to the gardens with a hand rail on the left-hand side, this will take you down to a flagstone path which has a low kerb of approx. 6cm onto the gravel.

The flagstone path leads to a step down of 18cm high onto the small paved terrace, tables and chairs are available in the warmer months.

The garden is a very level flat lawn with a pretty dovecote, mature shrubs and flower beds, there is also a woodland area to the left of the lawns which houses lots of wildlife.

### **Dogs**

We are happy to welcome well-behaved dogs within much of the hotel, extending to the Reception Hallway, Main staircase, Bar Areas the front grounds and 7 Bedrooms, including the 3 ground floor rooms in Church House, Room 14 on the lower ground floor and 3 bedrooms on the second floor in the main hotel. There is a small charge of £10 per night, please inform reception at time of booking.

Unfortunately, at no time are dogs permitted in the main Dining Room, Sibthorpe or Winston. This does not apply to Guide or Hearing Dogs.

For further information about our Pet Policy please see our website.



**Additional Information**

Breakfast is served Monday to Friday 7.00am – 9.30am, Weekends and Bank Holiday 8.00am – 10.00am. A continental buffet is set in the restaurant and a hot breakfast can be ordered from a menu and served at your table. Room service is also available; please contact reception to place your order.

Afternoon Teas are served Monday to Saturday 12.00 noon – 4.30pm and Sunday 3.00pm – 4.30pm

Dinner is served from 6.30pm every evening

Sunday Lunch is served from 12.00 noon – 2.00pm

The Chef is happy to cater for varying Dietary requirements, please advise us when making a booking of any special requirements you may require, also see our Allergens information.

We request a smart casual dress code to be worn in the Dining Rooms.

Smoking is not permitted anywhere in the building.

Free Wi-Fi internet access is available throughout the hotel; please speak with reception for details.

Fire evacuation procedures are clearly displayed in all the bedrooms and around the hotel with the Fire Assembly point located outside on the front lawn.

The nearest General Hospital with an A&E Department is Lincoln County Hospital, Greetwell Road, Lincoln. This is approx. 4.6 miles, approx. 15 mins by car.

On the first landing of the main Hotel Stair case we offer leaflets on nearby attractions and our front of house team and receptionists are also happy to help with local knowledge of the area.

The Hotel is not 24 hours, our operating times are 7am to 11pm, after this time the Hotel is locked, and all staff leave. In the case of an emergency the staff who live on site can be contacted from your bedroom phone. Reception phones are not manned through the night and there is no access to the Hotel from the outside for guests who have failed to check in before this time.

**Contact Information**

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