

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 **Lodge Farm Cottages**

Introduction

Lodge Farm Cottages are two self-catering barn conversions on a working arable farm, only a short distance from the coast. The nearest towns are Lowestoft (4 miles) and Beccles (8 miles)

The Dairy has an open plan ground floor, two bedrooms upstairs and sleeps up to four people.

The Granary is spacious, with large rooms on the ground floor including a wet room, and sleeps up to six people in the three bedrooms on the first floor.

Both cottages have exposed brick and original beams.

Both cottages are non-smoking and we do not accept pets.

We have tried in this statement to provide as much information as possible. If you have any queries please do not hesitate to contact us.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01502 585291, 077 477 04526 or email bridget@lodgefarmcottages.co.uk.

Pre-Arrival

- We are situated 1.5 miles from the A12 between Lowestoft and Kessingland.
- We have a website www.lodgefarmcottages.co.uk which contains a map and travel directions.
- Bookings and enquiries can be made by telephone, email and fax.
- Our nearest train stations are Oulton Broad North (3.5 miles) for trains via Norwich, and Oulton Broad South (3 miles) for trains via Ipswich. The main line train station at Lowestoft (4 miles) has a taxi rank.
- Local accessible taxi services are available.
- The nearest bus stop for travel to Lowestoft is 1/2 mile away.
- We can accept online food deliveries prior to your arrival from Tesco and Asda.

Key Collection, Welcome and Car Parking

- Guests will be met at the cottages on arrival for us to hand over the keys and answer any queries. We request that we are informed of an estimated time of arrival a few days beforehand.
- We can assist guests with luggage if required
- The drive and parking area areas are level with a tar and stone surface, which are lit by lights with motion sensors.
- There is parking for 5 cars.
- Each cottage has a brick weave path with a slight incline which leads to the patios and front doors. The gate measures 1m wide and the paths are 17.5m long.

Entrance to Property

- Both cottages have level access to the front door with a sensor light.
- The Granary front door measures 835mm wide.
- The Dairy front door measures 875mm wide.
- The floors inside the entrance are Karndean.

Halls, Stairs, Landings, Passageways

- The Granary has a hallway which measures 4.21m x 2.55m max.
- The Dairy has an open plan living space.
- The lighting is a combination of ceiling spot lights, and wall lights on the landings.
- The stairs and landings in both cottages have short pile fitted carpet. There is a hand rail on one side, and the wall on the other. Both staircases have 13 steps, The Dairy staircase is steeper.
- The Granary has a spacious landing area which measures 2.13m x 2.40m, with a comfortable chair (seat height 440mm)

Sitting Room/Lounge

- The Granary living room is accessed from the hallway via an opening which measures 1.15m. The living room measures 5.95m x 3.50m.
- The Dairy has an open plan living/dining area which measures 7.24m x 4.32m.
- The flooring in both cottages is Karndean with a rug.

- The leather sofas have a seat height of 440mm
- The lighting is ceiling spot lights and lamps.
- The oak furniture can all be moved. This consists of a tv unit, coffee table and lamp table.
- There is a freeview digital tv with remote control and a dvd player with remote control.

Dining Room

- The Granary dining room is accessed from the hallway via an opening which measures 1.8m. The dining room area measures 3.6m x 3.6m and is open plan with the kitchen.
- The Dairy has an open plan living/dining area which measures 7.24m x 4.32m.
- The flooring in both cottages is Karndean.
- Both cottages have an oak dining table with legs on each corner and a height of 790mm and underspace which measures 670mm, leather seated dining chairs with no arms which have a seat height of 520mm and a sideboard which is 850mm high.
- There is a cd/radio with ipod dock.
- The lighting is ceiling spot lights.

Kitchen

- The Granary kitchen area is open plan with the dining room, and its floor space measures 2.68m x 1.60m.
- The Dairy kitchen is open plan to the living/dining area, and its floor space measures 1.62m x 1.38m.
- The flooring is Karndean.
- The lighting is ceiling spotlights with lights under the wall cupboards.
- The kitchens are modern, fully fitted with a selection of wall and base units.
- The worktop is 915mm high.
- The electric built in oven has a drop down door, the hob is electric.
- Integrated fridge/freezer and dishwasher.
- Automatic front loading washing machine
- Microwave
- The sink is stainless steel with lever taps.

Bedrooms and Sleeping Areas

- All bedrooms have fitted short pile carpet
- Thermostatically controlled radiators and opening windows.
- Non-feather duvets and pillows
- Wall lights and bedside lamps
- Doorways measure 720mm

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- **THE GRANARY**

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- **Bedroom 1** - 4.79m x 3.68m
- 1 x kingsize (5ft) divan bed 610mm high
- 2 x bedside cabinets 550mm high
- Wardrobe with hanging rail
- Chest of drawers 960mm high
- Beam across room (1.82m clearance).
- Doorway to ensuite shower room (see below)
- Digital freeview tv with remote control

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- **Bedroom 2** - 3.42m x 2.25m
- 1 x double (4ft 6in) divan bed 610mm high
- 2 x bedside shelves 600mm high
- Large built in wardrobe with hanging rail and shelves
- Beam across room (1.82m clearance)

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- **Bedroom 3** - 3.46m x 3.72m
- 2 x single (3ft) divan beds 610mm high
- 2 x bedside cabinets 550mm high
- Large built in wardrobe with hanging rail and shelves
- Chest of drawers 960mm high
- Beam across room (1.82m clearance)

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- **THE DAIRY**

- **Bedroom 1** - 4.09m x 3.04m
- 1 x double (4ft 6in) divan bed 610mm high
- 2 x bedside cabinets 550mm high
- Built in wardrobe with hanging rail and shelves
- Chest of drawers 960mm high
- Door to ensuite shower room (see below)
- Digital freeview tv with remote control
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- **Bedroom 2** -3.30m x 2.86m
- 2 x single (3ft) divan beds 610mm high
- 2 x bedside cabinets 550mm high
- Built in wardrobe with hanging rail and shelves
- Chest of drawers 1170mm high

Bathrooms, Shower-rooms and Toilets

- THE GRANARY
- Ground floor wet room with Altro non-slip flooring 1.90m x 2.52m
- Door opening 790mm
- Level access shower area with curtain
- WC Seat H420mm
- Pedestal wash basin with lever mixer tap H850mm
- Wall mirror with shaver light above
- Ceiling spotlights
- Heated towel rail
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- Bathroom - with tiled floor 3m x 2.1m
- Door opening 725mm
- Bath with grip handles, lever mixer tap and hand rinse shower
- Pedestal wash basin with lever mixer tap H850mm
- WC seat H420mm
- Separate shower cubicle with swing door
- Wall mirror with shaver light over
- Ceiling spot lights
- Heated towel rail

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- Ensuite - tiled floor 1.95m x 1.28m (excl. shower cubicle)
- Door opening 725mm
- Shower cubicle with sliding door
- Pedestal wash basin with lever mixer tap H850mm
- WC seat H420mm
- wall mirror with shaver light over
- Heated towel rail
- Ceiling spotlights
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- THE DAIRY
- Ground floor cloakroom - with Karndean floor 0.96m x 2.05m
- Doorway 800mm
- WC seat H 420mm
- Pedestal wash basin with mixer lever tap H850mm
- Wall mirror
- Ceiling spotlights
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- Bathroom - tiled floor 2.08m x 2.92m
- Door opening 725mm
- Bath with grip handles and lever mixer tap with hand rinse shower
- Pedestal wash basin with mixer lever tap H850mm
- WC seat H420mm
- Wall mirror with shaver light over
- Heated towel rail
- Ceiling spot lights
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- Ensuite - tiled floor 1.68m x 1.78m
- Door 725mm
- Shower cubicle with swing door
- Pedestal wash basin with lever mixer tap H850mm
- WC seat H420mm
- Wall mirror with shaver light over

- Heated towel rail

Garden

- Each cottage has their own large private brick weave patio area with a wooden table and chairs, and a parasol.
- The large shared lawn garden is fully enclosed and contains flower borders and mature trees.
- Large secure (padlock) shed on the drive for storage of guests bicycles
- Shed also holds barbeques and garden games
- The shed has electrical power point.

Additional Information

- mobile phone reception
- Sorry no pets
- No smoking
- Travel cot (not including bedding), highchair and stair gate available
- Nearest doctors surgery - Kessingland 2 miles away
- Nearest A&E - James Paget Hospital, Gorleston 10 miles away

Future Plans

- We will review our website after the first year.
- We will take on board any comments made by our guests to improve the accessibility of the service we provide.

Contact Information

Address (Inc postcode): Bridget and Keith Winter,
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Lowestoft, Suffolk, NR33 8DT

Telephone: 01502 585291, 07747704526

Minicom: Not available

Email: bridget@lodgefarmcottages.co.uk

Website: www.lodgefarmcottages.co.uk

Grid Reference: 51202 88669

Hours Of Operation: All year

Local Carers: Waveney Care NR32 2EL 01502 530380

Local Equipment Hire: Lowestoft Shopmobility
NR32 1BA 01502 588857

Local Accessible Taxi: Atlas Taxis NR33 0AB 01502 500000

Local Public Transport: Train information 0845 7484950
Bus information 0870 6082608
www.traveline.org.uk