

Access Statement for Brownies Cottage

Introduction

Brownies is a self catering cottage situated near the Quay in Orford. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

General

The cottage throughout has good quality modern lighting.
The heating is an oil fired central heating system with the boiler situated in the cupboard to the right of the wood burning stove.
The ground floor is natural slate tiles and the first floor is carpeted throughout with an off-white short pile carpet.
Free Wi-Fi internet access.

Pre-Arrival

Website - www.orford-cottages.co.uk has full details of the cottage with photos.
Bookings and enquiries can be made by email, phone (landline and mobile) or fax.
It is preferable to have your own transport as Orford is not well served by public transport.
The nearest train station and taxis are at Melton about 10 miles away.
There are buses from Market Hill, Orford (Monday to Saturday) six times a day to/from Melton Station, Woodbridge and Ipswich.
Cycles can be hired from Friends Garage, Front Street.

Arrival and Car Parking Facilities

We normally arrange to meet you at the cottage in order to show you around, we also call to see you out on the day you leave.
Between September and May you can park in the road just outside the path leading to the cottage. At other times you can park in the large pay and display car park situated opposite the Jolly Sailor pub about 60 metres from Brownies.
Parking is also allowed on Quay Street, on the right going back into the village after the Jolly Sailor.
The access to the cottage is down a pathway between two cottages, you then turn right and enter Brownies patio which has two paved steps: first step -150 mm high and 900mm wide, second step 120mm high - down onto a patio.

Main Entrance and Reception

The front door (stable door 800mm wide x 1800mm high, keyhole 1170mm from ground) opens inwards hinged left with a small step of 50mm.
There is a space of 1100mm between the doorway and the brick chimney stack, which divides the open plan ground floor space. To the left is the kitchen/dining area. To the right is the living area.
There is a light switch just to the right of the door for the ground floor lighting.
Switches throughout are 800mm from the floor.

Kitchen

Open plan kitchen with dining area. Flooring is slate tiles.

Worktop height 900mm.

A large electric cooker with two side opening oven doors.

A butler sink recessed into worktop.

Fridge and dishwasher built in below worktop.

A freestanding microwave is situated on the worktop.

The kitchen has French windows (1200mm x 1800mm with a 50mm step) opening onto the patio.

There is a circular wooden freestanding table (900mm diameter x 750mm high) and three chairs.

Living room

Flooring is slate tiles with a short pile rug.

Living room has matching French windows opening onto the patio.

One small double sofa and one easy chair are provided both with arms

TV with Freesat, VCR and DVD, all with remote controls.

Wood burning stove with a fire glove and tools.

Instruction leaflets and local information in an alcove at bottom of stairs.

Laundry

There is a large cupboard door to the right on the stove and the washer/dryer is situated in this cupboard (on a shelf 1100mm from ground) as well as the heating/hot water boiler and controls.

Cloakroom

There is a downstairs cloakroom to the right of the staircase, with toilet (430mm high with 230mm space to left and 290mm to right of the seat), a small wash hand basin 870mm high.

Stairs

The wooden stairs lead up to the large bedroom with sitting/dressing area and en-suite bathroom.

The 10 stairs are 220mm riser, 260mm step and 770mm wide with wooden hand rail on the left.

Bedroom

The upstairs is carpeted throughout with off-white short pile carpet.

There is a king size bed (1500mm / 5 ft wide).

Non feather duvet and four pillows are provided.

The space is divided by the chimney stack and there is a gap of 1360mm to the window side and 1130mm to the back wall of the cottage.

At the opposite end of the room are a small chair and a hanging wardrobe with a large rug, and a stereo/radio/CD player with remote control and iPod docking station with remote control situated on the low (480mm high) unit.

Bathroom

The bathroom has a bath 1700mm long and 690mm wide, with a telephone style hand-held shower head.

The toilet is 430mm high with a gap of 240mm on each side.

The pedestal wash basin is 780mm high.

Care should be taken when using the bath and toilet as this is an old cottage and has a beam running across at 1650mm from the floor.

External

The patio is provided with a circular wooden table 900mm diameter and 700mm high, with three folding wooden chairs.

A dustbin is provided on the patio and a locked log store.

The patio is approximately 7.2m x 3.2m.

Additional Information

A welcome pack is provided consisting of a loaf of bread, pack of butter, a pint of milk, a pot of marmalade, bottle of local apple juice, bottle of red wine, and a toiletries pack. Basic provisions are provided (tea, coffee, sugar, salt and pepper, herbs and spices).

The cottage is no smoking and no pets are allowed.

Contact Information

Cottage address: Brownies, 24 Quay Street, Orford, Suffolk, IP12 2NU

Agency address: Orford Cottages, 10 Sandy Lane, Iken, Suffolk, IP12 2HE

Phone: 01728 687 844 (landline) 07836 293 925 (mobile) 01728 687 841 (fax).

Email: info@orford-cottages.co.uk.

Hours of operation: 08:00am to 11:00pm all week.

Public Transport: Train: Melton or Woodbridge Stations 0845 600 7245

Bus: Country Travel route 160 01728 604 347

Far East Travel route 71 01728 685 690

Traveline East Anglia 0871 200 2233

Traveline National 0870 608 2608

Taxi: M&R 01394 386 191

Atlas Cars 0800 074 7094

Wodbridge Cars 0800 093 6612

Future Plans

None at present.

We welcome your feedback to help us continuously improve. If you have any comments please contact us by email info@orford-cottages.co.uk or write to us at our office address.