

Access Statement for Three Chantry Barns

Introduction

Three Chantry Barns is a self contained self catering unit situated on Broad Street 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 property is part of a recently converted barn originally part of Chantry Farm. The property throughout has good quality modern lighting.

The heating is by centrally controlled electric convector wall heaters (also with individual controls). The central controller is situated in the cupboard above the sink.

The flooring on the ground floor and first floor landing is new oak floorboards; the hall, cloakroom and shower room have ceramic floor tiles; the bedrooms are carpeted.

Pre-Arrival

Website - www.orford-cottages.co.uk has full details of the property 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.

There is a dedicated covered parking space opposite the front door.

The access is down a track road between the barn and Chantry Farm, then turn first right into the parking area.

Main Entrance and Reception

There are three steps from the car parking space to the area by the front door. The front door (860mm wide x 1950mm high, keyhole 1000mm from ground) opens inwards hinged left with a small step of 60mm.

You enter a small hall with the main door to the open plan kitchen/living room opposite and the door to the cloakroom on the right.

There is a light switch just to the right of the door for the hall lighting.

Switches throughout are 1000mm from the floor.

Cloakroom

Through a door (830mm wide x 1970mm high) from the hall.
The cloakroom has a toilet (450mm high with 4700mm space to left and 430mm to right of the seat), a wash hand basin 780mm high.
There is a heated towel rail.

Open plan Kitchen / Dining / Living area

Through a door (830mm wide x 1970mm high) from the hall.
Flooring is new oak floorboards with a rug.
Kitchen worktop height is 910mm.
Built-in stainless steel sink.
Fridge, dishwasher and washing machine built in below worktop.
Electric hob and oven.
A freestanding microwave is situated on the worktop.
Rectangular dining table (750mm x 1300mm) and six chairs.
One large "L" shape sofa and one easy chair with arms, one footstool.
Large TV with Sky and DVD player, all with remote controls.
CD/radio hi-fi with remote control.
Instruction leaflets and local information are kept on the drawer unit to the right of the French windows.

Laundry

Washing machine built in below kitchen worktop.

Stairs

Wooden stairs leading up to a small landing.
The 12 stairs are 210mm riser, 300mm step and 830mm wide with wooden hand rail on the left.

Main Bedroom

Directly opposite the top of the stairs through a door (760mm wide x 1970mm high).
Carpeted floor.
There is a king size double bed (5 ft / 1500mm).
Space around the bed - 400mm right side, 520mm end.
Non feather duvet and four pillows are provided.
A wardrobe with hanging space and drawers.
Large TV with Sky and DVD player, all with remote controls.

Second Bedroom

Off the landing through a door (760mm wide x 1970mm high).
Carpeted floor.
Two single adult size beds (3 ft / 900mm)
Non feather duvet and two pillows are provided per bed.

Shower room

To the right, off the landing, through a door (760mm wide x 1970mm high). The shower room has a shower cubicle 850mm x 850mm, step over 130mm, with adjustable height shower head. Maximum door opening is 640mm. The toilet is 420mm high with a gap of 320mm left. The pedestal wash basin is 780mm high.

External

French windows (1160mm wide x 2000mm high, 120mm step) open out (from the ground floor) onto a small patio with circular wooden table and four chairs.

Additional Information

A welcome pack is provided consisting of a loaf of bread, pack of butter, a pint of milk, 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 property is no smoking and pets are allowed by arrangement.

Contact Information

Property address: Three Chantry Barns, Broad Street, Orford, Suffolk, IP12 2NQ

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.