

Access Statement for Cherry Tree Cottage

Introduction

Cherry Tree Cottage is a single storey self catering cottage situated on the outskirts of Orford, down an unmade-up track road known as Newton Broadway. 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 oil-fired central heating system with the boiler situated in the kitchen and the programmer on the living room wall to the left of the door leading to the bedrooms.

The flooring is wooden floorboards in the living room (with rugs) and bathroom; carpets in the bedrooms; hard red tiles in the kitchen/dining area; lino in the hall and cloakroom.

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 Front Street or 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 off-road parking in front of the cottage, with gates on to the track.

Main Entrance and Reception

The front door (810mm wide x 2020mm high, keyhole 1000mm from ground) opens inwards hinged right with a small step of 60mm into a small hall.

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

Switches throughout are 1500mm from the floor.

Cloakroom

Immediately opposite is a door (660mm wide x 1860mm high) leading to the cloakroom.

The cloakroom has a toilet (450mm high with 220mm space to left and 440mm to right of the seat), a small wash hand basin 810mm high

Living room

Through a door (730mm wide x 1950mm, 20mm step) from the left side of the hall.

Flooring is wooden floorboards with short pile rugs.

The living room is divided into two parts by the chimney with an open fireplace facing into the rear section.

The front part of the room has a small sofa and one easy chair, both with arms. The rear section of the room has a double sofa and two easy chairs, all with arms.

Flat screen TV with DVD/VHS player, CD/radio, iPod docking station all with remote controls. Open fireplace with tools.

Instruction leaflets and local information are kept on a trunk in the front part of the room.

From the rear of the living room, a door (730mm wide x 1960mm, 10mm step) opens into a small lobby with the bathroom to the left, second bedroom straight on and the main bedroom to the right.

Kitchen

From the rear of the living room through a door (730mm wide x 1950mm high, 20mm step).

Open plan kitchen with dining area. Flooring is hard red tiles.

Worktop height 930mm.

An electric cooker with double oven below.

A stainless steel sink recessed into worktop.

A dishwasher and washing machine below worktop.

A freestanding fridge/freezer.

A freestanding microwave on worktop.

There is a rectangular wooden freestanding table (1520mm x 910mm x 710mm high) and four chairs.

There is a radio.

Laundry

The Washing machine is situated in the kitchen

Bathroom

Through a door (740mm wide x 1960mm high, 20mm step) to the left from an inner lobby.

There is a bath (1700mm long x 700mm wide x 570mm high) with a fixed height (1800mm) shower head over.

The pedestal wash basin is 800mm high.

Main Bedroom

Through a door (740mm wide x 1960mm high) to the right from an inner lobby. Carpeted floor.

There is a king size double bed (1500mm / 6 ft wide).

Non feather duvet and four pillows are provided.

A wardrobe with hanging space and drawers.

Second Bedroom

Through a door (740mm wide x 1960mm high) straight on from an inner lobby.
Carpeted floor.

Two adult size twin beds (900mm / 3 ft wide) with one non feather duvet and two pillows per bed.

A chest of drawers.

External

Back door (800mm wide x 1960mm high, 50mm step) from kitchen leading into the back garden, laid to lawn

Rectangular table and bench seating.

A log store.

At the front of the cottage there is a grassed area, with a small table and two 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 cottage is no smoking and pets are allowed by arrangement.

Contact Information

Cottage address: Cherry Tree Cottage, 5 Newton Broadway, Orford, Suffolk, IP12 2AF

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.