

Access Statement for Hope Cottage

Introduction

Hope Cottage is a self catering cottage situated in Front 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 cottage throughout has good quality modern lighting.
The heating is by night storage radiators, with an open fireplace in the living room.
Flooring throughout is wooden floor boards with rugs and cushioned vinyl flooring in the kitchen.

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, 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 on a hard standing in front of the locked garage to the right of the cottage.

Main Entrance and Reception

Access to the cottage can be either through the front door or the back door which is accessed through a small picket gate to the left of the parking space. The front door (860mm wide x 2000mm high, keyhole 1200mm from ground) opens inwards hinged right with a small step of 40mm into a small hall with the staircase rising opposite the door.
To the left is the door to the living room (760mm wide x 1900mm high, 30mm step).
Through the back door (hinge left, 740mm wide x 2000mm high, 80mm step, keyhole at 1400mm above floor level) is directly into the kitchen with the door (760mm wide x 1850mm high, 50mm step) to the dining room to the right.
Switches throughout are 1400mm from the floor.

Living room

Flooring is wooden floor boards with a short pile rug.

One large sofa and one easy chair are provided both with arms
TV and DVD player with remote controls.
Open fireplace with tools.

Dining Room

Through a door (800mm wide x 1900mm high) from living room.
Flooring is wooden floor boards.
There is a rectangular wooden table (1500mm x 900mm) with four chairs.
There is a double sofa with arms.
Instruction leaflets and local information folders are on the wooden dresser.
There is a radio/CD player.

Kitchen

Through a door (760mm wide x 1850mm high, 50mm step) from dining room.
Flooring is cushioned vinyl.
Worktop height 900mm.
An electric cooker with an oven below.
A stainless steel sink recessed into worktop.
A freestanding dishwasher.
Free standing fridge/freezer located in a walk-in alcove off the kitchen.
A microwave on top of the fridge/freezer.

Laundry

By arrangement with Orford Cottages.

Stairs

The wooden stairs lead up to a small landing.
The 13 stairs are 200mm riser, 220mm step and 770mm wide with wooden hand rail on the right.

Main Bedroom

Left off the landing through a door (750mm wide x 1920mm high).
Wooden floor boards.
There is a king size double bed (1500mm / 5 ft wide).
Non feather duvet and four pillows are provided.
Walk-in wardrobe, dressing table and chair.
There is a radio/CD player with remote control.

Second Bedroom

Directly opposite the stairs through a door (750mm wide x 1920mm high).
Wooden floor boards.
Two adult size (900mm / 3 ft) beds.
Non feather duvet and two pillows are provided per bed
A chest of drawers and an occasional chair.

Shower room

Right off the landing through a door (750mm wide x 1920mm high).
The large shower room has a shower cubicle 800mm x 1200mm with adjustable height shower head. The shower cubicle door is 580mm wide.
The toilet is 400mm high with a gap of 450mm left and 400mm right side.
The pedestal wash basin is 850mm high.

External

There is a small patio seating area with a rectangular wooden table, parasol and four chairs.
Through a gate to the left is an enclosed private grassed area.

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: Hope Cottage, 105 Front Street, Orford, Suffolk, IP12 2LN

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.