

## **Access Statement for Thyme Cottage**

### **Introduction**

Thyme Cottage is a self catering cottage situated on a quiet country lane in Sudbourne, approximately 2 miles from 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 modern electric wall-hung oil filled radiators with individual timer controls. Free W-Fi internet access. The ground floor has a laminate floor in the kitchen and utility room, and brick pampments in the living room. The stairs, bathroom, second bedroom and landing are carpeted, the main bedroom has polished wooden floor boards. The cottage is in very rural surroundings with open fields to the left and opposite.

### **Pre-Arrival**

Website - [www.orford-cottages.co.uk](http://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 Sudbourne is not well served by public transport.

The nearest train station and taxis are at Melton about 10 miles away.

There are buses from the junction of Snape Road/School Road Sudbourne or from Orford (Monday to Saturday) to/from Melton Station, Woodbridge and Ipswich.

Cycles can be hired from Friends Garage, Front Street, Orford.

### **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 for one car opposite the front door.

### **Main Entrance and Reception**

The front door (stable door 790mm wide x 1780mm high, keyhole 1220mm from ground) opens inwards hinged left with a step of 250mm into the utility room, then through an opening (590mm wide x 1810mm high) into the kitchen/dining area.

There is a light switch on the wall to the right for the ground floor lighting. Switches throughout are 1400mm from the floor.

## **Kitchen**

Open plan kitchen with dining area. Laminate flooring.

Worktop height 900mm.

An electric cooker with an oven.

A butler sink recessed into worktop.

Fridge and dishwasher built in below worktop.

A freestanding microwave is situated in the utility room.

There is a wood burning stove.

There is a circular wooden freestanding table (1100mm diameter x 760mm high) and four chairs.

Instruction leaflets and local information on the dresser.

Radio/CD player and iPod docking station both with remote controls on the dresser.

## **Living room**

Through a door (710mm wide x 1810mm high) into the living room.

Flooring is brick pammets with a short pile rug.

One large sofa and two easy chairs are provided all with arms

Flat screen TV with Freesat and DVD player, both with remote controls.

Open fireplace with tools.

There is a door to the street (900mm wide x 1710mm high, 100mm step).

## **Laundry**

The washing machine is situated in the utility room.

## **Stairs**

Narrow carpeted stairs from the living room to the first floor landing.

The 10 stairs are 200mm riser, 250mm step and 560mm wide with wooden hand rail on the left.

## **Second Bedroom**

Directly opposite the top of the stairs through a door (730mm wide x 1740mm high).

Carpeted floor.

Two adult size (900mm / 3 ft wide) beds.

Non feather duvets and two pillows per bed are provided.

A small wardrobe.

## **Bathroom**

Off the landing through a door (720mm wide x 1810mm high).

The bathroom has a bath 1500mm long and 700mm wide, with a separate shower over and shower curtain

The toilet is 400mm high with a gap of 200mm on the left.

The pedestal wash basin is 800mm high.

## **Main Bedroom**

Off the landing through a door (680mm wide x 1810mm high). There is a 60mm step just inside the room.

Polished wooden floor boards with small rugs either side of the bed.

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

Non feather duvet and four pillows are provided.

A chest of drawers.

## **External**

The enclosed garden is on the right about 25 metres down the footpath.

A table and four garden chairs are provided.

There is a log store at the back of the garden.

A dustbin is provided outside the front door.

## **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: Thyme Cottage, 63 Ferry Road, Sudbourne, Suffolk IP12 2BQ

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](mailto: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 (from Orford) 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](mailto:info@orford-cottages.co.uk) or write to us at our office address.**