

Access Statement for Vesta Cottage

Introduction

Vesta Cottage is a self catering cottage situated in 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 cottage throughout has good quality modern lighting.
The heating is by centrally controlled electric radiators, with the control unit situated in the kitchen area.
Flooring throughout oak planks.

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.

There is parking on the road directly outside the cottage.

Main Entrance and Reception

The front door (720mm wide x 1820mm high, keyhole 1500mm from ground) opens inwards hinged left with a small step of 50mm.

There is a step up of 100mm into the open plan kitchen/dining/living area.

There is a light switch just to the right of the door for the ground floor and external lighting.

Switches throughout are about 1100mm from the floor.

Kitchen/Dining Area

Open plan kitchen with dining area. Flooring is oak planks.

Worktop height 900mm.

A ceramic hob recessed into the worktop

An integral double oven with grill.

An integral large fridge/freezer.

An integral microwave oven.

A stainless steel sink recessed into the worktop.

A dishwasher built in below worktop.

A freestanding microwave is situated on the worktop.
There is a rectangular central island unit (1000mm x 1800mm x 900mm high) and four stools.
Instruction leaflets and local information on a shelf above the microwave oven.

Living Area

Flooring is oak planks.
One large triple sofa and two easy chairs are provided all with arms
LCD TV, DVD player and iPod docking station all with remote controls. There is a radio.

Ground Floor Bedroom with En-Suite Shower

Turn left from the front door through a door (730mm wide x 1860mm high).
Flooring is oak planks.
There is a double bed (1400mm / 4 ft 6 in wide).
Non feather duvet and four pillows are provided.
Easy chair and storage unit.

Ground Floor Cloakroom

There is a downstairs cloakroom through a door (580mm wide x 1950mm high) from the bedroom, with toilet (400mm high with 1500mm space to left and 1800mm to right of the seat), a small wash hand basin 870mm high.

Stairs

The wooden stairs lead up from the living area to a small landing.
The 12 stairs are 200mm riser, 250mm step and 700mm wide with wooden hand rail on the left.

Laundry

Opposite the top of the stairs on the first floor landing there is a large double cupboard. Behind the left side door is the hot water tank and immersion heater controls. Behind the right hand side door is the washer/dryer on a shelf 870mm above the floor.

Bedroom

Through door (730mm wide x 1950mm high) from landing.
The upstairs flooring throughout is oak planks.
There is a super-king size bed (1800mm / 6 ft wide).
Non feather duvet and four pillows are provided.
There are two hanging wardrobes, two easy chairs and a dressing table.

Bathroom

Through door (730mm wide x 1950mm high) from landing, with step up 100mm.
The bathroom has a bath 1700mm long and 7300mm wide, with a wall fixed

shower head over the centre of the bath.

The toilet is 400mm high with a gap of 3700mm on the left side and 240mm on the right side..

The vanity unit wash basin is 1000 mm high.

External

The patio is provided with a rectangular wooden table 800mm x 1400mm and 700mm high, with four rattan chairs and a parasol.

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

There is a private grassed garden off the patio.

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 pets are allowed by arrangement.

Contact Information

Cottage address: Vesta Cottage, 73 Broad 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.