

Access Statement for Rose Cottage

Introduction

Our self catering cottage is a 2 storey property. We have made as much information available as possible. If you have any queries of require additional information please contact us using any of the methods listed within this statement or on our literature and website.

Pre-Arrival

- Our website provides information for you about the cottage and the village of Debenham.
- Bookings and enquiries can be made by email, telephone or post.
- The nearest bus stop is 200 meters away in the village.
- Buses link with Ipswich, Stowmarket and Diss, all of which are served with rail stations.
- Taxis are available within these towns also.
- Shopping can be pre-ordered and delivered from Asda.com and Tesco.com from your own account.
- Information can be provided in large print (14 font or larger) upon request.

Arrival & Car Parking Facilities

- Car parking is available on the street in front of the cottage.
- There is a free car park available 50 meters away with disabled spaces.

Main Entrance, Reception & Ticketing Area

- The entrance is lit by street lighting at night.
- There are 5 steps up to the front entrance, which may be of concern to the elderly, those with young children and others with walking difficulties.
- There is currently no hand rail to the steps. (see future plans below).
- Keys are kept in a key safe in the doorway.
- There are 2 locks to unlock, a deadlock and a Yale type night latch. Opening/unlocking the door is a 2 handed operation to turn the night latch and operated the lever door handle simultaneously.

Public Areas - Hall, Stairs, Landing, Corridors etc

- There are 2 storey's to the cottage.
- The floors are brick, tile or wood to the ground floor. There are steps to some doorways.
- The bathroom is on the ground floor and has a large threshold to step over.
- The stairs are carpeted, with winders to the bottom of the flight, but are not particularly steep with a handrail to one side.
- The 1st floor is carpeted throughout with thresholds at each of the bedroom doorways.

Public Areas - Sitting room, lounges, lobbies etc

- The lounge floor is brick and may be considered to be uneven to some.
- The furniture has room around all items for moving between, and is moveable with care.
- A 3 seater leather sofa and 2 arm chairs are provided.
- Freeview TV/DVD is provided plus ipod dock.

Laundry

- A washer/dryer is located in the hall cupboard under the stairs.
- The area is lit.

Bedrooms & Sleeping Areas

- Three bedrooms are located on the 1st floor.
- The master bedroom has a carpeted floor.
- The bed is a 5ft kingsize with feather duvet.
- Linen is cotton.
- Freeview TV/DVD is provided with remote control.
- Light switches are located near the door.
- Bedside lights are provided to each side of the bed and are touch on/off operated.
- The 2 single bedrooms are carpeted throughout.
- Duvets are feather and linen is cotton.
- Bedside lights are operated by a rocker switch on the cable.

- The single bed to the 2nd bedroom can be accessed from both sides.
- The single bed to the 3rd bedroom can only be accessed from one side.

Bathroom, Shower-room & WC [Ensuite or Shared]

- The bathroom is located on the ground floor.
- The floor is oak floor boards.
- The shower is an over bath type, with glass shower screen, fixed head and removable flexible head.
- No grab rails are provided.
- A non slip mat is provided for use when showering.
- Towels are provided.
- There is one pedestal basin and a close coupled wc.

Self-Catering Kitchen

- The kitchen has a tiled floor.
- Worktops are 900mm high.
- 900mm square ceramic halogen hob.
- Oven is raised within tower unit.
- Microwave is at eye level.
- Stainless steel sink with mixer tap.
- Lighting is available at ceiling level, under wall units and floor level.
- Full height fridge/freezer.
- Rear exit door to garden.

Grounds and Gardens

- The garden is accessed from the kitchen with a raised threshold.
- A level hard area is provided with metal table and 3 chairs.
- Bin storage is within this area.
- 2 steps lead to the main garden.
- There is a grassed area, paths and a raised patio with wooden garden furniture and brick built barbecue.
- No access is available to the garden shed.
- Rear emergency access is available through the neighbouring property. Full details are provided in the information folder.

Additional Information

- Information folder is provided in the cottage relating to the cottage, the village and surrounding places of interest.
- A variable mobile phone signal is available (depending upon network)
- No telephone or broadband service is available in the cottage.
- Internet connection is available at all Suffolk County Council libraries. Nearest 50 meters in Debenham or 6 miles in Eye.
- Audible smoke detectors are located on both floors.
- Smoking is not permitted in the cottage.
- The open fires are not to be lit. The dining room fireplace has no flue. The living room fireplace does not draw adequately in certain weather conditions.
- Pets are not permitted.
- Children of all ages are welcome - cot, high chair and stair gates to top and bottom of stairs are available upon request.

Address: Cottage address:

Rose Cottage, 40 High Street, Debenham, Stowmarket, Suffolk. IP14 5QW.

Owners address for correspondence:

Street Farm, Rishangles, Eye, Suffolk. IP23 7JZ.

Telephone: Contact telephone: 01379 672973

Fax: Fax: 01379 678783

Email: Email: ros@rosecottagesuffolk.co.uk

Website: Web: <http://www.rosecottagesuffolk.co.uk>

Grid reference: Unknown

Hours of operation: Telephone: 08:00 - 22:00

Emergency number: Emergency contact numbers: 01379 672973, 01379 678783, 07917 667449, 07899 035699.

Local emergency numbers are provided in the information folder in the cottage.

Local public transport numbers: Unknown

Local accessible taxi numbers: Unknown

Future Plans

- Hand rail is intended for the front entrance, subject to listed building consent.
- Multifuel stove is intended to be installed to the living room fireplace during Autumn 2010 for use of guests.
- Lawn area is to be extended during early summer 2010.
- Hedging to top end of garden to add privacy. Planting intended during Autumn 2010.

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01379 672973 or email ros@rosecottagesuffolk.co.uk