

ACCESS STATEMENT FOR BRIDGE HOUSE, EARL SOHAM, WOODBIDGE, SUFFOLK. IP13 7RT.

INTRODUCTION

Bridge House is an old listed cottage style house providing 3 guest bedrooms on a Bed and Breakfast or Half-Board basis. The nature of the building dictates some accessibility constraints and the following statement will provide more details. Please contact us if you wish for further information.

PRE-ARRIVAL

We are in a rural location and the use of a car is strongly advised for our guests.

The nearest main-line train stations are at Ipswich and Stowmarket, both approx. 14 – 16 miles distant.

Taxis are available at both stations but will require booking for outward journeys from Bridge House. Pre-booking at weekends is advisable.

Our web-site address is WWW.bridgehouseuk.com. This can also be accessed in large print.

We can be contacted by telephone or e-mail. (Details below)

This Access Statement is available with brochure on request and in Bedroom.

Due to the nature of the building, we advise that guests with mobility or visual impairments are accompanied during their stay.

The house is generally unsuitable for wheelchairs.

ARRIVAL AND CAR PARKING FACILITIES

The driveway and car-parking is directly accessed from the main village road at the end of the village green (westwards) or the start of the village green (eastwards)

There is a white signboard at the westward end of the property and a small wooden signboard at the eastern end of the property.

There is a brass doorknocker on the front door at a height of 144cm. from ground.

There is parking for up to 5 cars on the shingle driveway in front of the house and a secure lock-up shed for bicycles.

At night the main entrance is lit and the parking area lit by security lights.

A paved walkway runs the length of the house and we can assist with luggage at all times.

The paved walkway is approx. 8cm. above the level of the shingle drive. There are two steps up to the front door – with the following dimensions:
 Step 1 - 110cm. wide, 10cm. high and 39cm. deep
 Step 2 - 110cm. wide, 12cm. high and 100cm deep
 There is a raised threshold to the front door, which is 88cm. wide, 12cm. high (external), 3cm. high (internal) and 23 cm. deep.

MAIN ENTRANCE and PUBLIC AREAS

The main entrance leads to a hall way 210cm. long by 112cm wide. On the ground floor, the entrance hall leads directly into the dining room, and guest sitting room. There is a raised threshold between the entrance hall and dining room (76cm. wide, 10cm. high and 20cm. deep) and two steps from the dining room to the sitting room (208cm. wide, 15cm. high and 29cm deep)

There are no bedrooms at ground floor level.

Also from the hallway leads the staircase to the three upstairs bedrooms.

The dimensions are as follows:

Step 1 – 74cm. wide, 10cm. high, and 20cm. deep.

Steps 2 to 10 – 74cm. wide, 23cm. high and 22cm. deep.

After 10 steps there is a half landing 78cm. long by 94cm. wide.

This leads directly into bedroom No.2 (doorway width 77cm, height 172cm) but access to bedrooms No.1 and No. 3 is by two further steps as follows:

Bedroom 1 - Step 1 – 67cm. wide, 13cm. high and 18cm. deep, Step 2 (into bedroom) – 67cm wide, 12cm. high and height of doorway 160cm.

Bedroom 3 - Steps 1 and 2 – 68 cm wide, 22cm. high and of height of doorway to lobby – 168cm.

On the ground floor, a walled garden is also available for the enjoyment of guests. This is accessed by French doors from the sitting room. There is a small raised threshold.

PUBLIC AREAS – WC

Bedrooms have private facilities. There are no public toilets

DINING ROOM

Breakfast and evening meals are served in the dining room – access as above.

There is one large table with seating for 8. Dimensions are as follows:
Height to top – 76cm. Height – legroom – 63cm. Length – 210cm. and width 72cm.

A high chair is available for young children.

A selection of fruit, cereals, yoghurt and fruit juice is set out on the sideboard for self service, otherwise all food is served at the table.

LAUNDRY

Not available, although an ironing board and iron can be made available on request

SHOPS

Not available on site.

Daily newspapers (not Sunday) are available at J. Hutton, butchers, approx. 150 metres from entrance. We should be pleased to advise you of other shopping facilities available locally.

Sunday papers are available in Framlingham (3.5 miles)

Filling stations and cashpoints are also available in Framlingham

MOBILE PHONES

Reception for mobile phones is generally poor in Earl Soham.

Calls may be made from our landline on request (50 pence per call) or there is a public telephone box at approx 100 metres from front entrance.

LEISURE FACILITIES

None available on site. We should be pleased to advise you of local facilities.

BEDROOMS AND EN-SUITE FACILITIES

All bedrooms are situated on the first floor – see above for access.

All bedrooms are en-suite.

All bedrooms are centrally heated and have either centrally operated wall or ceiling lights and table lamps giving good light levels.

All bedrooms have televisions with remote control, tea making facilities (cordless kettles), clock radios, hair dryers and are equipped with torches for use in the event of power failure.

All bedrooms have audible smoke/fire detectors.

Bridge House is fully compliant under current fire regulations

Bed heights in all rooms are 60cm. from ground.

All bedrooms and bathrooms are carpeted with short pile carpets.

At the top of the stairs, bedroom 1 is to the right, bedroom 2 to the left and the lobby to bedroom 3 straight ahead.

Bedroom 1 has a king-size double bed. Within the room is the en-suite shower and there are two steps (79cm. wide, 15cm. high and 23cm. deep), which lead down to tea-making facilities, chest of drawers and clothes hanging area.

There are bedside tables on each side of the bed and adequate access to the bed from either side..

The door to the en-suite shower room is 66cm wide by 196cm. high.

The shower tray has a 15cm. lip and a pivotal door gives access to the shower.

The height of the washbasin is 80cm. and that of the toilet is 41cm.

Bedroom 2 is a twin-bedded (93cm.beds) with bedside tables and adequate access between beds and on either side of each bed.

The bedroom is furnished with an armchair and dressing table.

From the bedroom a short corridor, with fitted wardrobe, leads to the en-suite facilities. The doors to the corridor are 84cm. wide and 168cm. high at the bedroom end and 70cm. wide and 160cm. high at the shower-room end.

Across the shower-room there is a small step approx. 4cm. high.

The shower tray has a 20cm. lip and a pivotal door gives access to the shower.

The height of the washbasin is 78cm. and that of the toilet is 42cm.

Please note that the toilet is a 'Saniplus' system and therefore MUST NOT be used for the disposal of the following :- sanitary items, wet wipes, cotton wool, disposable nappies, plastic, cling-film, food, rubber items, etc. A bin is available for disposal of such items.

Bedroom 3 has a queen-size double bed and this bedroom is approached via a lobby (130cm. x 125cm.) at the top of the stairs (see above). The door to the bedroom is 78cm. wide and 176cm. high. There are bedside tables on each side of the bed and access is available from either side. There is some height restriction at the end of the bed where a dormer window has been installed in the sloping roof.

The bedroom is furnished with an armchair and chest of drawers and on the far side of the bedroom is a fitted wardrobe.

The bedroom is to the right of the lobby and directly ahead from the lobby is the en-suite bathroom. The door to the bathroom is 66cm. wide and 176cm. high

The bath is 55cm. high with grab rails on either side. There is a shower attachment integrated with the bathtaps.

The height of the washbasin is 77cm. and that of the toilet is 40cm.

GARDENS

For the use of our guests, there is a walled garden, which is accessed through french doors in the sitting room. Immediately outside there is a step down to a level paved area, with gazebo, table and chairs.

Guests may smoke in this area.

Garden benches in the front garden are available for guests use.

A footpath, which starts immediately to the east of the property, leads to the surrounding countryside.

EVENING MEALS

These are available by prior arrangement and are prepared and cooked to the highest standards, using local produce wherever possible.

Packed lunches are also available by prior arrangement.

CONTACT DETAILS

Hosts - Jennifer and David Baker

Address – Bridge House, Earl Soham, Woodbridge, Suffolk. IP13 7RT.

(Please note that Woodbridge is the ‘post’ town and is approx. 10 miles distant. The nearest market town is Framlingham, some 3 miles away.)

Telephone: 01728 685473 or 01728 685289

E-mail: bridgehouse@suffolkonline.net

Website: www.bridgehouseuk.com

Hours of operation: Bridge House is our home and as such we are available most of the time. An answerphone is switched on and we will respond to messages as soon as possible.

We should be grateful if you could aim to telephone before 9.30pm.

FINALLY

We accept cash and cheques and also accept debit and several major credit cards.

We look forward to welcoming you and to ensuring you have a comfortable and memorable stay.

19/06/2009