

Access Statement for Hawthorn Lodge

Introduction

Our self catering timber lodge is a single storey building set in 9 acres of land. We have tried to provide as much information as possible in this statement, but if you have any queries please call. We look forward to welcoming you.

Pre-Arrival

- We have a website www.alderwoodlodges.co.uk
- Bookings/enquiries can be made via telephone or email.
- Nearest bus stop is 8 miles away in Diss
- Nearest train station is 8 miles away in Diss, taxis available locally in Garboldisham or Diss.
- Nearest RADAR toilet is approx 8 miles in Mere Street, Diss & 9 miles away in Thetford.
- Nearest well stocked local shop 1 mile.
- We accept up to 2 pets/guide dogs
- We advise that any guests with mobility/hearing/visual impairment are accompanied by an able person for their own safety.

Arrival & Car Parking Facilities

- There is ample parking for two cars immediately in front of the timber lodge & one 10 metres away in front of lodge.
- Car park is shingle driveway, with slight gradient
- The entrance at the front has three steps - 19cm high x 24.5cm deep x 1.05mt wide
- It has a hand rail on the left only leading to front door.
- Parking is 3 metres away from entrance

Main Entrance

- The front entrance door opens outwards onto a covered balcony, which you then immediately enter the timber lodge into the dining/lounge.
- External light, manually turn on from inside, not sensor
- Door width 72cm. Key hole lock is 1.18 metres high
- Threshold metal 2.5cm high, 10cm deep, 72cm wide
- This leads into open plan dining/lounge, width of walkway through to lounge 1.2 metres, which can be more if chair moved. To the right is kitchen with no door.
- There is a second entrance further along balcony using double patio doors opening outwards into dining area. Width 1.35mt

Public Areas - General (Internal)

- Kitchen & Dining areas have Karndean flooring (hard wearing vinyl).
- Bathrooms have vinyl.
- All taps are circular washer type
- Lounge, Hallway, Bedrooms & Dining area have softer medium length pile carpet
- All pine wood clad interior throughout except in shower & bath area where marine ply walling is in place.
- Two smoke alarms, alerts by sound:- one in lounge & one in hallway
- Hallway 82cm wide x 2.6mt long, leads from lounge.
- The three bedrooms & main bathroom lead off from the hallway, each door width being 64.5cm. Each threshold are metal strips slightly sunken.
- There are electric panel heaters in each room that are thematically controlled & can be operated by timer or manually.
- However the lounge has an electric coal effect stove, operated

by three switches on side of stove. The bathroom & shower room are heated by electric towel rails from pull cords.

Main Bathroom

- Main bathroom has bath with overhead shower. Height of bath 59cm. Integral bath rails available on both sides
- Free space in bathroom is (free of doors & furniture) 1 metres x 1.8 metres
- Toilet seat height 43cm
- Space to right of toilet 44cm, space to left 50cm.
- Good colour contrast between floor, walls, & furniture
- Vanity unit under sink therefore no space
- Release mechanism on outside of locked door

Dining Room & Lounge

- Front entrance door leads into dining area which is open plan to lounge & lounge door leads to hallway, door width 64.5cm
- Oval table can be moved by two people with legs on each corner, 61cm floor to lowest point under table, 73cm high, 98cm length inside.
- Chairs (moveable) - 6 chairs with padded seats, no arms
- There is free space of 1.1mt x 3.2mt in dining area & 2.8mt x 1.52mt in lounge, clear of doors & furniture
- Three seater, two seater sofas & one easy chair all with arms
- All moveable & non feather
- TV with Freeview, DVD, CD/radio, air conditioning, electric fire, all with remote control
- Dining room has ceiling light
- Lounge has two ceiling lights & three wall lights.

Self Catering Kitchen

- Kitchen leads from dining area with no door, opening being 1.28mt wide
- Worktop height 91cm
- Built in oven & hob. Oven door is drop down, height of lowest shelf 41cm. Space to right of this once open 37cm & left 35cm
- Hob is above oven at 95cm high
- Sink is 91cm high with cupboards underneath
- Flooring is Karndean (hard wearing vinyl).
- 1.28mt x 1.75mt free space between all furniture & worktops
- One light in ceiling with spotlights above work surfaces when needed
- Reasonable colour contrast between floor, cupboards & work surface
- Fridge/Freezer - Freezer bottom compartment, highest shelf in fridge 1.3mt.
- There is a standard size front loading, washing machine, in kitchen. Tumble dryer in shed outside.
- There is standard size front loading dishwasher
- Cordless kettle provided

Main Bedroom - En-Suite

- King size double bed - 5ft
- Bed height 54cm floor to top of mattress.
- Non feather duvets & pillows provided.
- Sheets, duvet covers & pillow cases are poly-cotton
- Remote control 14" TV in en-suite bedroom
- En-suite shower room
- Largest transfer space available to left of bed 90cm, & right 52cm
- Bed is moveable if more space required to one side.

- Largest free space clear of doors & furniture is 90cm x 2.3mt
- One ceiling light, two overhead bed reading lights & one light above dressing table mirror with electric shaver point

Shower room en-suite

- Door width 56cm
- Shower cubicle 76cm x 76cm with step into at 16cm high
- Shower cubicle has grab handle at 44cm high from shower tray to handle
- Free space in shower room (free of doors & furniture) is 57cm x 1.10mt
- Toilet seat height 43cm
- Space to right of toilet 27cm & left 17cm
- Flooring is short hard wearing pile carpet
- Reasonable colour contrast between floor, walls & furniture
- Release mechanism on outside of locked door
- There is some space under sink as only pedestal & not vanity unit
- Ceiling light & fan & overhead mirror light with electric shaver point
- Mobile seat for shower available upon request.

Twin Bedroom

- Two single beds - each 3ft wide
- Bed height 64.5cm from floor to top of mattress
- Non feather duvets pillows provided.
- Sheets, duvet covers & pillow cases are poly cotton
- Largest transfer space available when single beds are pushed together, to left of bed 38cm 7 right 43cm
- Beds are moveable if more space required to one side
- Largest free space clear of doors & furniture is 98cm x 2mt
- One ceiling light, two overhead bed reading lights & one light over dressing table mirror also with electric shaver point

Bunk Bedded Room

- Bunk beds one on top of the other 3ft wide with wooden ladder vertically attached between the two beds
- Bottom bunk bed height 50cm floor to mattress. Top bunk bed height 1.33mt floor to mattress
- Non feather duvets & pillows provided
- Sheets, duvet covers & pillow cases are poly cotton
- Largest transfer space available to left of bed only 88cm
- Largest free space clear of doors & furniture is 88cm x 2.67mt
- One ceiling light, two LED non heated reading lights to right of each bunk bed, one light above dressing table mirror with electric shaver point.

Grounds & Gardens

- Grass garden around timber lodge with bark pathway that leads to the 9 acres of woodland/river walk.
- There is garden furniture on lawn of lodge, with two chairs & table on wooden balcony that leads out from patio doors.
- There is additional seats on woodland/river walk.

Additional Information

- Good Vodafone mobile phone reception but variable for other networks. There is a phone in lodge with free call numbers to owners & local doctors. Wi Fi available with download restrictions.
- Outside 8' x 6' shed to lock bicycles up & has charcoal BBQ & recycling bins.

- The timber lodge is no smoking.
- There is general information, visitors book and pen & paper available.
- In case of fire alarm, please vacate the building & assemble on car park outside lodge & either ring owner 07766 307321 or go to Alderwood bungalow on site.

Contact Information

- Address:- Alderwood, Hopton Road, Garboldisham, Diss, Norfolk, IP22 2SQ. Telephone:- 01953 688376 or mobile 07766 307321. Email:- alderwoodlodges@gmail.com
Website:- www.alderwoodlodges.co.uk

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