

Access Statement for Park Farm Holiday Cottages

Introduction

Bluebell, Bonny and Buttercup are converted farm buildings, red brick and lapboard with pantile roofs, set round a courtyard, the fourth side being the farmyard. Bertie is a similar building, set to one side of the others. It has its own little garden, south facing, which has gates which open into the house garden, thus enabling guests to wander there if they so wish. All four cottages are single-storey with wide doors, allowing wheelchairs to enter, but Bertie is the only cottage with specific facilities for those who cannot walk very well i.e. has a wet room etc.

Pre-Arrival

As this is a farm in the middle of rural Suffolk the most convenient way of coming here is by car, but should you wish to come by train Darsham Station is only 2 miles away, so you could bring bicycles on the train and be ready to peddle your way through the surrounding countryside.

If you wish to see more about us before you come I can send you a brochure or you can look at our web site, www.sibtonparkfarm.co.uk.

You can contact us by phone, 01728 668324 or e-mail, mail@sibtonparkfarm.co.uk.

If you wish to book a cottage we ask that you fill in a booking form and send a deposit of £50 to secure your booking. The balance, if paid by cheque, we ask for a week before your holiday, or if you want to pay by card, please make a note on the booking form and pay on arrival.

Arrival and car parking

Turn into the farmyard at the end of the beech hedge, which runs all along our road frontage, and draw up by the archway leading up to the side of the house. There is a gentle slope of brick and gravel up to the door, and there is a bell-pull to the right of the door. I will then come and show you to your cottage and give you the key.

During your stay we ask guests in Bluebell, Bonny and Buttercup to keep their cars in the car park, which is situated behind Buttercup. The surface is concrete and there are sensor lights should you arrive back at your cottage in the dark. Bertie has parking immediately outside, with a gentle ramp up to the door.

Details of each Cottage

Bluebell

To unload your car when arriving to stay in Bluebell we suggest you stop by the little wall which marks the edge of the courtyard round which the three cottages sit. From there it is just 7m. over the paved courtyard to the door, which is 90cm. wide. The small entrance hall has a light switch 1.20m from the ground on the left as you go through the door. Facing you as you enter is the bathroom, which has a bath with shower over, toilet with low level flush and a hand basin. The light pull is 1.30m from the ground. There is a light with shaver point over the basin. There are fresh towels on the towel rail and two toilet rolls and toilet soap for each new arrival.

To the right of the bathroom is the bedroom, 4m. square, with windows to west and north. The bed/ beds (zip-and-link), 61cm. high, have fitted sheets, two pillows per person and synthetic filled duvets. There is an extra blanket in a plastic bag on top of the wardrobe. There is a pine wardrobe with 12 coat hangers and a chest of drawers with two small and two large drawers with a mirror over. Hair dryer. Bedside lights and central light. All sockets in the cottages are 72-78cm. from the ground. All internal doors are 80cm. wide.

The kitchen/living room is to the left of the bathroom. The kitchen part has a flat ceiling but the living room area has an arched ceiling with roof lights in the south side and two windows on the north side. Kitchen has ceramic tiled floor, living room carpet. Work surfaces standard 92cm high. Electric cooker. Microwave. Fridge with ice box. Toaster and kettle. Combi-boiler, which heats water as needed and turns the heating on as pre-set. All radiators have individual thermostatic control. Light switches 1.20m. from floor, one for kitchen end, one for three lights at living room end. Table cutlery in one of three drawers in kitchen units. Table cloth, two tea towels, extra plastic bags, sewing kit, mats and a torch in second drawer.

Hoover and cleaning things in cupboard under work surface, broom hanging on back of kitchen door, mop on back of bathroom door.

Full range of crockery and saucepans in other kitchen cupboards. Chopping boards, bread board and bin, kitchen knives on surface next to cooker.

Living room area has a two seater sofa and a firm, higher easy chair. Coffee tables. Audio unit with radio, CD player. Television with Sky Freeview and DVD player. There is a good selection of books, puzzles, games and magazines, OS map of the area and pamphlets on things to do and see.

Each cottage is fitted with a **T-light**, which is plugged in to a socket either in the hallway of the cottage or the kitchen and this will give a light at night in the event of a power cut.

Bonny

Bonny sits 16m. straight across the courtyard. Main door 102cm wide, internal doors as for Bluebell. Bathroom opposite main door, fitted as per Bluebell.

Main bedroom to left, with zip-and-link beds and bedding as Bluebell. Window overlooks house garden.

Corridor to second bedroom and kitchen/living room 96cm wide(86cm by radiator).

Second bedroom has two 3ft. bunk beds, chest of drawers and wardrobe as in Bluebell. Window overlooking house garden.

Kitchen, hall and bathroom have ceramic tiled floor, living room carpet. Kitchen, with three windows overlooking the house garden, equipped with combi-boiler, which heats cottage and water, electric cooker, fridge with ice box, dishwasher, microwave, toaster and kettle.

Full range of crockery and cutlery, including that for cooking. Three saucepans and a frying pan, casseroles, and other cooking dishes. Scales.

Audio system with CD and cassette player, TV with Sky Freeview and DVD player.

Good selection of books, games, puzzles and magazines.

Buttercup

14m. from entrance to courtyard, main door is 84cm. wide. Opposite door is bathroom with fittings as other two cottages. Bathroom, hall and kitchen have ceramic tiled floors, the rest has carpet.

Kitchen has combi-boiler, electric cooker with ceramic hob, fridge with ice box, dishwasher, microwave, toaster and kettle.

Full range of crockery, glasses, cutlery, pans and cookware as other cottages. Torch and spare light bulbs standard in all cottages. T-light as other cottages.

Through a wide arch is the **sitting room**, with dining table and four chairs, two 2-seater sofas, coffee table, TV with Sky Freeview and DVD player, audio system with radio and CD player. As with the other cottages there is a wide range of books, magazines, games and puzzles. Also an OS map of the area. Other walking maps are available from the house.

Bedroom 1 is off the sitting room. It has 2 single/one double bed with bedside cabinets with lights. Wardrobe and chest of drawers as before. Large quilted patchwork wallhanging made by Margaret stretches up into the arched ceiling. Two windows, one to the east, one to the west. All windows in all the cottages have lined curtains, and those that have had curtains replaced in the last three years have interlining as well.

Bedroom 2 is next to the bathroom and has the same fittings as the other one. Windows to south and east.

Bertie

Gentle ramp with hand rail leads to the main door, 84cm. wide.

To the right is the **kitchen/living** room, with arched ceiling, French windows on the south wall opening onto a little patio, then on to grass.

There is a window on the east side, over the sink. Light switch 110cm from ground.

Kitchen and living room equipped as Buttercup, but with a higher, firmer armchair as well as a two-seater sofa and matching armchair.

Round dining table with pedestal leg to allow easy access for a wheelchair.

Bathroom has flat-bed shower with grab rails on the two walls. Curtain on the other two sides. Toilet has grab rail on the wall and 2 let-down rails.

Wash basin 76cm. high, with space under for wheelchair access. Non-slip tiled floor.

Bedroom next to bathroom has zip-and-link beds as other cottages, 61cm high. Pine wardrobe and chest of drawers, bedside cabinets with lamps. Central light with switch 84cm from ground. Window to east, overlooking fields.

Second bedroom similarly equipped, but has small en suite shower, toilet and hand basin. Bedroom windows face west and north.

Laundry

This is located in the car park for the first three cottages. The door is 77cm wide. There is a washing machine, dryer, iron and ironing board. We leave an honesty pot for guests to make a contribution to the cost of running these machines.

Leisure Facilities

The **games room** provides table tennis and a small snooker table.

Should a group of guests want to stay here for a conference, bonding session, retreat, or any such event the games room is equipped to offer space for meetings, workshops etc. There are power points all round the room, the floor is polished wood and the window is curtained, and the room is heated as the cottages.

There is a step into the games room but we have a portable ramp, which can easily be put in place.

There are **grass tracks** for those who like to walk in the country, with links to local public footpaths.

Guests are very welcome to sit or wander in our **garden**. This can be accessed through a gate at the bottom of the garden. The surface is firm grass. Should guests have children we ask that they are always accompanied in the garden because there is a fish pond.

There are two swings for children, but parents must take full responsibility for them if they choose to use this facility.

Shop

We do not have a shop at Park Farm, but both Peasenhall and Yoxford, 1 ½ miles either side of us, have good general grocers, and there is a very good farm shop at Darsham, only about 2 ½ miles away. There is a comprehensive list of suppliers and eating places in each cottage.

Disposal of Rubbish

In Suffolk Coastal we have a three bin situation. I have left instructions in each cottage. Dustbin collection is Tuesday morning 7.30a.m. Please follow these instructions. Glass may be left in the crates beside the dustbins, or you can take your own bottles to bottle banks in either Yoxford or Peasenhall. Our chickens would appreciate any food scraps, but please do not give them with egg, chicken or bones.

Sewage Treatment Plant - as we are not on main drainage we have our own treatment plant, but it is **very important** not to put anything down the toilets other than human sewage or toilet paper. Nappies, tampons, plastic bags etc. cause real problems, so we ask you to be aware of this and do as we ask.

Additional Information

We do not accept pets, but assistance dogs will be made welcome. We would be grateful for prior knowledge of the inclusion of an animal in a booking.

Park Farm is totally **non-smoking** and we do hope guests will respect our wishes.