

Rumburgh Farm, Rumburgh, Halesworth, Suffolk IP19 0RU

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Access Statement for Kingfisher Lodge

Introduction

Kingfisher is a single storey spacious timber framed lodge with two bedrooms (one double and one twin) both ensuite with a full length verandah overlooking a trout lake. There is one other lodge approx 65m away. There is an open plan lounge/dining area with a fully equipped kitchen at one end. There is also a utility room.

Pre-Arrival

- We have a very good website www.rumburghfarm.co.uk
- Bookings and enquiries can be made via email or telephone
- The nearest train station is 4 miles away in Halesworth

Arrival & Car Parking Facilities

- All guests report to the farmhouse on arrival and are shown to their lodge.
- There is a spacious car park at the rear of the lodge.
- Car park is flat with loose chippings - alternatively you can continue along driveway and park by the steps leading up to Kingfisher.
- There are 8 wooden steps – 130cms wide with a hand rail on both sides. At top of steps there is 1m of loose chippings before stepping onto 150 x 150cms wooden decking by stable door.
- There is approx 5m from the first step to decking
- Stable door is 81cms wide and hinged on left

Main Entrance,

- Stable door leads into utility area which has 1m x 2.4m free space.
- There is wooden flooring throughout and no steps inside.
- Door at end of utility area is 83cms wide and leads into main area.

Sitting room, lounge

- Main area is 14m x 5m.
- The lounge area has two comfortable armchairs and a two seater sofa situated around a loose rug.
- The seats are 46cms high.
- There is a TV, DVD and radio/CD player.
- Spotlights on vaulted ceiling and one free standing reading lamp.

Dining Room,

- The dining area has a moveable table 80cms x 1.4m with legs on each corner.
- There is 65cms to lowest point under table.
- There are four wooden chairs with no arms and the seats are 45cms high.

Laundry

- There is a washing machine and tumble dryer in the utility area mentioned above.
- There is also a sink unit.
- A clothes line is available in the car park.

Leisure Facilities

- Fishing on site

Outdoor Facilities

- Fishing on site

Bedrooms

- Double room leads off main area
- Door width 73cms
- Double bed - 5ft
- Bed height 58cms floor to top of mattress
- Non feather duvets and pillows provided
- Fitted sheet, duvet covers and pillow cases are poly cotton
- Ensuite bathroom
- Largest transfer space available to left, right or end of bed is 80cms.
- Bed is moveable if more space is required to one side
- Two bedside cabinets and one wardrobe
- Total room size 3.65m x 3.10m
- Wooden flooring and loose rugs
- Twin room leads off main area
- Door width 73cms
- Twin beds - 3ft
- Bed height 61cms to top of mattress
- Non feather duvets and pillows provided
- Bedding as above
- Ensuite bathroom
- Largest transfer space between beds is 90cms and 1m at end of beds
- Bedside chest between beds and wardrobe on end wall
- Total room size 3.65m x 3.10m
- Wooden flooring and loose rugs

Bathroom, Shower-room & WC (Ensuite)

- Double room ensuite
- Door width 82cms
- Bath with flexible shower over bath
- Bath height is 52cms. Integral bath rails on both sides
- Free space in bathroom is 1.35m x 1.10m
- Toilet seat height 43cms
- Space to right of toilet is 80cms and 23cms to left
- Space under washbasin with pedestal is 16cms to edge of bowl

- Floor is tiled
- Twin room ensuite
- Door width 82cms
- Shower cubicle 73cms x 73cms
- Free space in bathroom is 1.30m x 1.75m
- Toilet seat height is 43cms
- Space to right of toilet is 47cms and to the left 20cms
- Space under washbasin with pedestal is 16cms to edge of bowl
- Floor is tiled

Self-Catering Kitchen

- Kitchen is open plan at one end of main area
- Worktop height is 90cms
- Gas oven stands on floor and door is drop down, height of lowest shelf is 45cms. Grill is inside oven.
- Sink unit is 90cms high with cupboards underneath
- Microwave is on worktop
- Dishwasher and fridge with freezer compartment are under worktop
- Ample wall and floor units
- Evenly lit with spotlights above work surfaces
- Free space between units is 1.2m

Grounds and Gardens

- Outside French windows is covered full length verandah 14m x 2.4m overlooking trout lake.
- Balustrade around verandah is 63cms high and can be enclosed with swinging gates
- Moveable garden table and four chairs on verandah
- Two steps down from verandah 14cms drop each and 25cms wide - onto grass
- Steps from verandah are approx 2m from lake side
- Large grassed area around lake with trees and hedging

Additional Information

- A detailed information folder is available in lodge for local attractions and places to visit and also eating places.
- Leaflets on all lodge appliances are available.
- Local map is provided
- Lodge interiors are strictly no smoking
- Fire action plan is provided
- Heating is via a storage heater and additional electric heaters. An electric coin meter (£1.00 coins) is in the cupboard in the utility room. £10.00 is included per week. A gas combi boiler heats the water and radiators in the bathrooms. There is also a fan heater in each bathroom. Gas is included.

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Website: www.rumburghfarm.co.uk

Grid reference: TM 367826

Hours of operation: Open all hours - answer machine always on
Emergency number: 07788 648187

Local public transport numbers: Buses - 01502 711109
Train - 0845 6007245

Future Plans

- Second lake created for carp fishing - available 2011

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01986 781351 or email binder@rumburghfarm.co.uk

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