

Access Statement for Kingfisher Lodge - Rumburgh Farm

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 – 130 cms 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 three 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.

Outdoor Facilities

- Fishing on site – Two lakes – one with carp and one with trout

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 programmable Haverland electric 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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Hours of operation: Open all hours - answermachine always on

Emergency number: 07788 648187

Local taxis – Halesworth Taxi 01986 874028, Goldline 01502 711611,
Mark Adams 01502 471774 and Neals 01502 575888

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