

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Leys Farmhouse Annexe**

### **Introduction**

Leys Farmhouse Annexe is a self-catering bungalow property attached to our period farmhouse. We are situated in a rural area with attractive undulating countryside all around us. There is level access to the property from the lane.

There is a walkable ramp with a handrail leading from the drive to the front door.

The property has one double ground floor bedroom. It has a National Accessible Scheme rating of 1, being suitable for persons of limited mobility.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01449711750 or email [leysfarmhouse@btinternet.com](mailto:leysfarmhouse@btinternet.com).

### **Pre-Arrival**

- For full details and maps of how to reach us please see the directions section of our website.
- Being in a very rural position, public transport can not be relied upon to reach us, you really need a car.
- The nearest railway station is Stowmarket, which is 3 miles away. Taxis are available at the station but not late at night.
- Stowmobility in Stowmarket has some equipment for hire for less mobile persons. A Shopmobility scheme exists in both Ipswich and Bury St Edmunds.
- We have Tesco, Asda and Morrison's supermarkets locally should you wish to arrange a grocery delivery.

### **Key Collection, Welcome and Car Parking**

- We are usually at home to welcome our guests on arrival. If not, alternative arrangements will have been made prior to your arrival for getting the key.
- There is plenty of parking space around the property and the drive is level.
- There is an outside light operated by a timer.

### **Entrance to Property**

- There is a ramp to the property entrance, with a handrail on the right hand side.
- The front door is 750mm/29.5ins wide.
- The entrance is well lit by a lamp on a timer.
- The door leads straight into the kitchen which has a laminate floor.

### **Halls, Stairs, Landings, Passageways**

- There is a small lobby between the lounge, bedroom and bathroom.
- It is well lit by a window and it has a short pile carpet.
- It is 750mm wide.

### **Sitting Room/Lounge**

- The lounge/diner is up a step from the kitchen. An internal ramp can be provided if necessary, for persons using a rollater.
- Three doors lead off this room- all are 750mm/29.5ins wide.
- There is a three piece suite with including a two seater sofa, all with non-feather cushions. There is a matching footstool. The sofa bed, when not being used, provides extra seating. This can be made up into a double bed to provide extra accommodation.
- There is a small nest of tables.

- There is a television table, which houses a digital television with remote control and subtitles, as well as a DVD player. The music centre is kept here also.
- Furniture can be moved or removed to provide extra floor space.
- There are double aspect windows and a french door. There are two ceiling lights plus a table lamp.
- There is a small dining table, two three or four dining chairs can be provided, two of them have arms for easy rising, and all are padded or have seat pads.
- A high chair is available on request.
- The flooring is a short pile fitted carpet.

### **Kitchen**

- The entrance door leads straight into the kitchen and the lounge/diner leads from it up a step. A ramp can be provided on request. Both doors are 750mm/29.5ins wide.
- The main oven has a hob which is 910mm/35.5ins high. There is an eye level small oven and grill. The oven doors are side opening. The microwave sits on the work surface, which is 910mm/35.5ins high.
- The highest shelf in the fridge is 115mm/45.25ins. The lowest drawer of the freezer is ground level.
- There is a breakfast bar, with high chairs without arms. Underneath the work surface is 870mm/34.25ins clearance.
- There are no wall cupboards.
- The sink taps are lever operated.
- The cordless kettle revolves 360 degrees.
- The kitchen has two windows and a part glazed door. It is well lit by 6 spotlights.
- There is a laminate floor.

### **Bedrooms and Sleeping Areas**

- There is one bedroom with a double bed. It has step free level access from the lobby.

- The door is 750mm/29.5ins wide.
- The height of the bed is 620mm/24.5ins from the floor to the top of the mattress.
- There is 500mm/19.75ins of space at each side of the bed.
- A personal assistant/carer or friend/family member could use the sofa bed in the lounge/diner.
- The room is decorated in neutral colours.
- The fitted wardrobe has hanging space with hangers provided and shelves.
- There is a dressing table with hairdryer and shaver adaptor provided.
- A small digital television is on a wall bracket, with a remote control and subtitles.
- The radio controlled alarm clock beams the time on to the ceiling.
- All bedding is non-allergenic.
- There is a short pile fitted carpet.
- There are two windows, a ceiling light, 2 bedside lamps and a lamp on the dressing table.
- A travel cot and bedding can be provided on request.

### **Bathrooms, Shower-rooms and Toilets**

- There is level access to the shower room from the lobby.
- The door width is 750mm/29.5ins
- The shower cubicle has a small lip. There is a strong seat which tips up when not in use. There are two grab rails in the shower.
- There is a pedestal washbasin which is 790mm/31ins high. The taps are lever operated. A grab rail is nearby.
- The WC is 420mm/16.5ins high. A grab rail is on the wall to the right. A high riser seat with arms can be provided on request.
- There is no bath.
- The room is well lit by two windows and a ceiling light.

- The flooring is a very short pile bathroom carpet which is brown, providing contrast with the neutral coloured tiled walls.

### **Garden**

- Guests have access to their own part of the garden to the right of the property as you face it., accessible via the entrance ramp.
- There is a concrete area as well as grass, which is either level or gently sloping.
- There is a whirlygig washing line.
- There is a metal table and four chairs, cushion pads are kept in the kitchen cupboard.
- There is a summer house, with a barbecue and tools, folding table and chairs for guest use.
- Our outdoor, heated swimming pool may be used by guests in the summer months. A disclaimer must be signed and times negotiated with the owners.
- Access to the pool is by steps and a ladder and may not be suitable for persons of limited mobility.

### **Additional Information**

- There is no smoking throughout the property.
- The nearest doctor's surgeries are three miles away. Details can be found in our information book. Both Ipswich and Bury St Edmunds hospitals have an A & E department and are equidistant about 15 miles away.
- Wi-Fi is available .
- Mobile phone reception is OK depending on your operator.

### **Future Plans**

- Our new website will include a virtual tour of the property.

## **Contact Information**

Address (Inc postcode): Leys Farmhouse Blacksmith's Lane  
Middlewood Green Earl Stonham  
Stowmarket Suffolk IP14 5EU

Telephone: 01449711750

Email: [leysfarmhouse@btinternet.com](mailto:leysfarmhouse@btinternet.com)

Website: [www.leysfarmhouseannexe.co.uk](http://www.leysfarmhouseannexe.co.uk)

Grid Reference: TM096613