

# **Access Statement for The Granary, Swilland Mill Holiday Lets**

## **Introduction**

Swilland Mill is a Grade II, brick built Victorian converted Steam Mill. This comprises of 3 luxury sympathetically restored holiday homes:- The Granary, The Lucam and The Mylen. Set in rural Suffolk the accommodation is centrally and conveniently located via B class roads within a short distance of both Coastal areas (for example, Southwold and Aldeburgh) and Inland areas (for example, Lavenham and Framlingham).

## **Pre-Arrival**

- Please use our agents website ([www.suffolkcottagesholidays.com](http://www.suffolkcottagesholidays.com)) to look at floor plan and pictures of rooms.
- Bookings / enquires can be made directly from their website or email, telephone and letter.
- All guests are provided with written directions.
- We are on the bus route through Swilland and buses will stop outside the main entrance to Swilland Mill, opposite the post box.
- Woodbridge Railway Station is 5 miles away.
- Ipswich Railway Station is 6 miles away.
- We suggest Avenue Taxis based in Ipswich that will provide a service for most needs. Telephone 01473 257777.
- We suggest M&R Cars Taxis based in Woodbridge that will provide a service for most needs. Telephone 01394 386191.
- The access statement is available via contacting Suffolk Cottages and in the 'Guest Information' file in the accommodation. (Situated on kitchen worktop)

## **Arrival & Car Parking Facilities**

- The Granary is situated off a B class road.
- There is a concreted driveway entrance leading down a flat track (35 metres). Swilland Mill is entered through a large open gate onto a gravel driveway.
- There are two car parking spaces clearly signed, immediately on the left.
- The spaces are one behind the other.

- The first space is slightly restricted due to a brick wall and fence.
- The second has good door accessibility.

### **Main Entrance, Hallway/Dining Room**

- The main entrance is the front door. The key for this has been put in a key safe located to the right of the door. The code for this is issued to our guests before arrival. The key hole is 110cm high.
- The front door opening is 81cm x 178cm high with the hinge on the left. It has an 8cm high threshold step.
- The front door opens into the hallway/dining area. The light switch is on the right. There is a mat inset which has a 3cm step that is highlighted.
- There is a rectangular glass dining table 30cm high and 31cm wide and 160cm long. There are 4 high back leather chairs.
- As you go through the hallway/dining area the floor consists of varnished floorboards. There is a doorway opening 90cm x 185cm that takes you into the open plan living room/kitchen. This has a 6cm step going down.

### **Public Areas – General (internal)**

- Not Available.

### **Public WCs**

- Not Available.

### **Lounge & Stairs**

- The area comprises of an open plan living room, entrance to stairs and kitchen.
- The floor is varnished floorboards.
- To the left there is a leather tub chair, 2 x 2 seater leather settees that are movable.
- There is a TV, DVD player, Sky TV decoder, Nintendo wii games console and CD player with radio, ipod and MP3. These all have remote controls.
- The L shape open plan staircase leads from the lounge.

- The staircase has a landing at 80cm off from the lounge, 4 steps up. The landing section is 80cm x 78cm. There is one hand rail on the right hand side going up at 90cm above the tread.
- From the landing there are 6 steps to the upstairs land point. The handrail is also 90cm above the treads. There are no head clearance restrictions.
- The top landing (upstairs) is 140cm wide.

## **Laundry**

- There is a front loading washer/dryer machine situated in the kitchen. The machine is 60cm wide and 86cm high. There is also a clothes drying rack in the cupboard in the dining room.

## **Shop**

- There is a post office/village shop situated 1.5 miles at the adjacent village of Otley.

## **Treatment room/s**

- Not Applicable.

## **Leisure Facilities**

- There is a Communal Hot Tub and changing room situated 20 metres from the front door of the Granary.
- The hot tub may have a removable cover which is 176cm X 176cm.
- It has 2 steps and no hand rail.
- The head clearance distance when going up the steps is 170cm.
- The changing room door opening size is 74cm x 175cm and there are no hand rails or bathroom facilities.

PLEASE NOTE, THE HOT TUB IS NOT SUITABLE :-

- for pregnant women
- for children under 16
- for persons suffering from heart disease, circulatory problems, high or low blood pressure

- for persons with diabetes
- for persons suffering from infectious skin diseases, sores and wounds
- for persons taking antihistamines, anticoagulants, vasoconstrictors, vasodilators, stimulants, hypnotics, narcotics or tranquillisers or any other medication that makes the potential user unsure as to the advisability of using the spa pool
- if the user has consumed a heavy meal within one and a half hours
- if the user has consumed alcohol within one and a half hours

### **Outdoor Facilities**

- Exiting from the back door, from the kitchen, there is a patio and covered area.
- The door is 84cm x 190cm high, with the keyhole at 105cm.
- The step is 8cm High.
- The patio is built of flag stones and therefore may be a slightly uneven surface.
- Patio furniture and brick built BBQ (for disposable BBQs only) are available for guests to use.
- The patio is enclosed by a picket fence and 2 gates.
- The first gate 90cm leads to a grassed garden overlooking a pond which is also fenced in with sheep wire.
- The second gate is a double hinged 144cm that leads to the Granary car parking. The garden and patio area is also south facing.

### **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- Not Applicable.

### **Upstairs Bedrooms**

- Bedroom 1
- Door 74cm wide x 186cm high – hinged on the left. Carpeted with a light brown, medium pile carpet.
- There is a metal king bed 155cm wide and 206cm long with a 150cm x 196cm mattress.

- All bedding is Egyptian cotton with non feather pillows and quilt.
  - The space to the right of the bed is 62cm.
  - The space to the left of the bed is 44cm.
  - The main room light has only one switch situated at the door.
- However there are 2 bedside lights with separate switches.
- There is an alarm clock and television with remote.

## •Bedroom 2

- Immediately before the door there is a step going up of 19cm.
  - Door 100cm wide x 174cm high – hinged on the right. Carpeted with a light brown, medium pile carpet.
  - There are 2 metal single beds 94cm wide and 200cm long with a 90cm x 190cm mattress.
  - The beds can zip and link to make a super king.
  - All bedding is Egyptian cotton with non feather pillows and quilt.
  - The space to the left of the first single bed is 106cm.
  - The space between the first and second bed is 40cm.
  - The space to the right of the second bed is 63cm.
  - The space from the end of the beds to the wall is 87cm.
  - The main room light has only one switch situated at the door.
- However there is 1 bedside light with a separate switch.
- There is a television with remote.

## Bathroom

- Door is 74cm wide by 186cm high.
- Toilet seat height is 40cm.
- Distance to the left of the toilet is 150cm.
- Distance to the right of the toilet is 70cm.
- Sink height is 85cm.
- The sink has a mixer lever tap.
- Corner bath height is 60cm.
- Bath free floor space is 140cm x 140cm circular.
- The bath has a mixer lever tap.
- There is a shower mixer with bath taps and a fixed thermostatic shower over bath with a shower curtain.
- The floor and walls are tiled.

## **Self-Catering Kitchen**

- The kitchen has a Fire Extinguisher and a Fire Blanket at 80cm high.
- The worktops are 90cm high and 60 cm deep.
- The highest wall unit shelf is 156cm high.
- There is a boiler cupboard which has 2 locks 23cm and 173cm from the floor level.
- The thermostat central heating control is situated to the right of the boiler cupboard and is 145cm high.
- There is a washer/dryer, separate fridge, separate freezer and dishwasher. All of these are 86 cm high.
- There is a 90cm wide electric range oven with a ceramic hob. The 90cm wide extractor fan is directly above.
- The kettle, microwave, toaster and radio are on top of the worktops.

## **Additional Information**

- The premises are non Smoking.
- The premises are protected by a fire water sprinkler system. The sprinkler heads are protected by a metal cage. They can only be activated by severe heat(for example a naked flame). However care should be taken to prevent activation. For example, vandalism or curious hands.
- A vibrating smoke detector pad is available on request.
- Sorry, Pets are not welcome.
- Mobile phone signals can vary depending on the network. We have found Vodafone to have the best signal.
- The Hot water is permanently available on demand.
- The central heating is controlled by a thermostatic controller situated near the boiler cupboard.

## **Contact Information**

Address: Swilland Mill  
High Road  
Swilland  
Ipswich  
Suffolk  
IP6 9LW

Email: [jamie@swillandmill.co.uk](mailto:jamie@swillandmill.co.uk)

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

Emergency number: 07931 353988

## **Future Plans**

- We are in the process of creating our own website which will enable our guests to review our access statements online.

## **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve. If you have any comments please email [jamie@swillandmill.co.uk](mailto:jamie@swillandmill.co.uk)**