

Access Statement for The Lucam, 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 website (www.swillandmill.co.uk) to look at floor plans 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 Lucam, Swilland Mill 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.
- The spaces are situated 20 metres away from the property near the

wind mill play house.

- The spaces are next to each other.

Main Entrance, Hallway/Dining Room/Kitchen

- 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 105cm high.
- The front door opening is 81cm x 190cm 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 76cm high, 180cm long and 180cm wide with 6 high back leather chairs.

Public Areas – General (internal)

- Not Available.

Public WCs

- Not Available.

Stairs

- There are 3 flights of stairs in the Lucam.
- They all have hand rail on at least one side that is 90cm from the treads.
- All of the stair treads are carpeted with a light brown, medium pile carpet.
- They are all straight flights.
- Between the floors they are separated by landings 168cm long and 110cm wide.
- 1st stairs (from the kitchen to the lounge) has 12 treads.
- 2nd stairs (from the lounge to bedroom 1, bathroom and bedroom 2) has 12 treads.
- 3rd stairs (bedroom 1, bathroom and bedroom 2 to bedroom 3 with en-suite) has 11 treads.

Lounge

- As you go through the open plan Hallway, dinning room, kitchen you approach a doorway 74cm x 194cm leading to the stairs that leads to the 1st floor.
- The stair treads are carpeted with a light brown, medium pile carpet.
- To the left is a straight flight of stairs 12 number in total.
- You will come to a landing and on your right is a doorway 74cm X 197cm for the living room and carpeted with a light brown, medium pile carpet.
- The Living room has 2 leather tub chairs, 1 x 3 seater leather settee and 1 x 2 seater leather settee which are all movable.
- The floor is carpeted with a light brown, medium pile carpet.
- 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.

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 1st floor landing cupboard.

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 15 metres from the front door of The Lucam.
- 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 front door the Lucam garden is situated a short walk down the gravel drive about 20 metres next to the lucam car parking.
- There is a gate that is double hinged 156cm wide.
- This is a grassed garden overlooking a pond which is fenced in with sheep wire.
- Patio furniture and brick built BBQ (for disposable BBQs only) are available for guests to use.
- There is a gazebo that has a step 18cm high with wooden flooring and handrails.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- Not Applicable.

Upstairs Bedrooms

•Bedroom 1

- Door 74cm wide x 189cm high – hinged on the left. Carpeted with a light brown, medium pile carpet.
- There are 2 metal single beds 199cm wide and 77cm long with a 77cm x 190cm mattress.
- The beds can zip and link to make a king.
- All bedding is Egyptian cotton with non feather pillows and quilt.
- The right of the first single bed is against the wall.
- The space between the first and second bed is 58cm.
- The left of the second bed is against the wall.
- The space from the end of the beds to the wall is 100cm.
- 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.

•Bedroom 2

- Door 73cm wide x 189cm high – hinged on the left. Carpeted with a light brown, medium pile carpet.
- There are 2 metal single beds 94cm wide and 189cm 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 right of the first single bed is against the wall.
- The space between the first and second bed is 68cm.
- The left of the second bed is against the wall.
- 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.

• Bedroom 3 & en-suite toilet and shower or when sleeping 8 there is a sliding door to create separate bedroom. This then means a private walkway is created for the guests in bedroom 1 and 2 to use toilet and shower.

- Door 74cm wide x 197cm high – hinged on the right. Carpeted with a light brown, medium pile carpet.
- As you walk in there is a dressing table area that is stepped up 20cm high.

- As you walk in there is a door 66cm wide 197cm high that leads into the shower room.
- Toilet seat height is 40cm.
- Distance to the left of the toilet is 18cm.
- Distance to the right of the toilet is 18cm.
- Sink height is 85cm.
- The sink has a mixer lever tap.
- Corner shower tray height is 207cm.
- Shower free floor space is 83cm x 83cm circular.
- The thermostatic shower has 2 glass sliding doors. Opening width 50cm.
- The shower room floor and walls are tiled.
- There is a metal king bed 155cm wide x 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 85cm.
- The space to the left of the bed is 85cm.
- The space at the end of the bed is 85cm.
- 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.

Family Bathroom

- Door is 74cm wide by 188cm high.
- Toilet seat height is 40cm.
- Distance to the left of the toilet is 85cm.
- Distance to the right of the toilet is 25cm.
- Sink height is 85cm.
- The sink has a mixer lever tap.
- Bath height is 60cm.
- Bath free floor space is 74cm x 168cm with a circular end. (tap end)
- The bath has a mixer lever tap.
- There is a shower mixer with bath taps and and shower glass partition.
- The floor and walls are tiled.

Self-Catering Kitchen

- The kitchen has a Fire Extinguisher and a Fire Blanket at 85cm high.
- The worktops are 100cm high and 60 cm deep.
- The highest wall unit shelf is 94cm high.
- There is a boiler cupboard which has 2 locks 30cm and 183cm from the floor level.
- The thermostat central heating control is situated to the right of the boiler cupboard and is 150cm high.
- There is a washing machine, tumble dryer, separate fridge, separate freezer and dishwasher. All of these are 86 cm high.
- There is a 100cm 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, except guide dogs.
- 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
Suffolk
IP6 9LW

Telephone: 01473 785122

Email: jamie@swillandmill.co.uk

Website: www.swillandmill.co.uk

Hours of operation: 9am to 5pm

Emergency number: 07931 353988

Contact Telephone and Email Address

We welcome your feedback to help us continually improve. If you have any comments please phone 01473 785122 or email jamie@swillandmill.co.uk