

Ludham Hall Access Statement

Introduction

Our self-catering cottage adjoins Ludham Hall (proprietor's private residence), part of Hall Farm, Ludham, a working livestock farm. We look forward to welcoming you.

Pre-Arrival

- We have a website.
- Bookings/enquiries can be made by email or phone
- The nearest bus stop is quarter of a mile from the property
- The nearest train station (Wroxham) is 5 miles away.
- We can arrange for shopping to be delivered on arrival
- We can provide information in large print on request

Arrival & Car Parking Facilities

- There is plenty of car parking space near the property
- Parking area is a flat gravelled area
- From the parking area there are 5 steps up to the property (approx 14 - 18cm high)
- Parking is approximately 10 metres from property

Main Entrance & Reception

- The front door is 81 cm wide with a step up (10 cm)
- The keyhole is 100cm high
- Front door opens into small entrance lobby with left hand door to kitchen/diner and right-hand door to sitting room. Both doors 75 cm wide.
- Stairs from sitting room to upstairs landing
- 14 steps 18cm high, 20cm deep bearing round to left
- Handrail going up on right hand side

SITTING ROOM

- Door width 75cm
- Two double sofas (one of which is a sofa bed suitable for one person)
- Clear space 200cm x 250cm (if coffee table moved aside)
- Remote control to TV
- Short pile carpet

Laundry

- There is no separate laundry
- There is a washing machine in the kitchen
- Owner's tumble dryer is can be used by prior arrangement

Shop

- Nearest shop is *Throwers* in the village of Ludham (10 minutes' walk along a country road)
- Tesco's supermarket is 5 miles away, in Stalham

Bedrooms

- DOUBLE ROOM
 - Door width 75cm
 - 5ft double bed
 - Bed height 57cm from floor to top of mattress
 - Sheets, duvet covers, and pillow cases are cotton
 - Largest transfer space available at side of bed is 90cm
 - Largest free space clear of doors/furniture is 160cm x 120cm
- TWIN ROOM
 - Door width 74cm
 - Two 3ft single beds
 - Bed height 60cm from floor to top of mattress
 - Sheets, duvet covers and pillow cases are cotton
 - Largest transfer space available to side of bed 140cm
 - Bed is movable if more space required
 - Largest free space clear of doors and furniture is 85cm x 130cm
- All carpets are short pile

Bathroom [shared]

- Door width 74cm
- Bath height 59cm
- Toilet seat height 45cm
- Sink height 83cm
- Step into shower 22cm
- Cushion flooring
- Free space in bathroom (and to right of toilet) 110cm x 210cm

Self-Catering Kitchen

- Door width 75cm
- Worktop height 89cm
- Under unit oven with drop down door
- Sink 86cm high with cupboards underneath
- Hob 90 cm high
- Flooring ceramic tiles
- Free space between worktops and furniture 190cm x 260cm
- Oblong dining table with four dining chairs
- Access between table and kitchen units 90cm (furniture can be moved)
- Fridge and freezer both under work surface
- Evenly lit kitchen with spot lights

Grounds and Gardens

- Long narrow garden (grassed) in front of house with gravelled area for garden furniture

Additional Information

- Good mobile phone reception
- Internet connection
- The property is no smoking
- Service dogs are welcome - please inform us at booking

Contact Information

- Address: Ludham Hall, Ludham, Great Yarmouth, Norfolk NR29 5NU
- Telephone: (01692) 678232
- Email: alison@ludhamhall.co.uk
- Website: www.ludhamhall.co.uk
- Emergency number: 07786 895 438
- Local accessible taxi numbers:
Horning Taxis (01692) 630 841
Wroxham Taxis (01603) 782925

We welcome your feedback to help us continuously improve if you have any comments please phone 01692 678232 or email alison@ludhamhall.co.uk