



**FYNN  
VALLEY**

**LUXURY  
SELF CATERING**  
SUFFOLK • ENGLAND

## Access Statement

### Introduction

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.

Our properties are luxury pine lodges situated on land adjacent to Fynn Valley Golf Club, Witnesham. Witnesham is situated approximately 4 miles from the town of Ipswich. The lodges are situated on gentle slope to the rear of the Golf Club. Each property has 2 bedrooms, all on the ground floor.

If you require this information in a different format, please contact us by email: [enquiries@fynnvalleyholidays.co.uk](mailto:enquiries@fynnvalleyholidays.co.uk)

If you have any further queries or require any assistance please 01473 785005 or via email shown above.

### Pre-Arrival

- There is extensive information about Fynn Valley Holidays on our website [www.fynnvalleyholidays.co.uk](http://www.fynnvalleyholidays.co.uk).
- You can find our location and directions on our website <http://www.fynnvalleyholidays.co.uk/contact-us/find-us.html>
- Bookings / enquiries can be made online by via email or telephone on +44 (0)1473 785005.
- There is no bus stop, but the driver will stop if requested at the end of the drive to Fynn Valley Golf Club. It is approximately 500 metres to the Lodges from the end of the drive. The service is run by Galloway buses from the Old Cattlemarket, Ipswich. Bus number 119.
- The nearest train station is at Ipswich, 4.5 miles away.
- There are accessible taxis available locally. Hawk Express 01473 222222 and Avenue Taxis 01473 407777

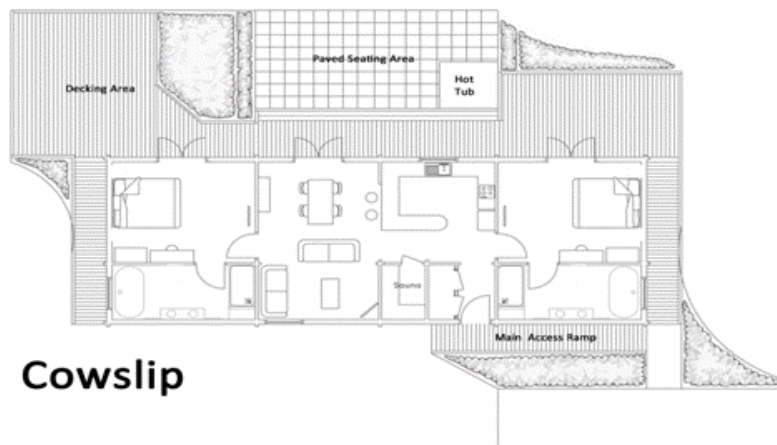
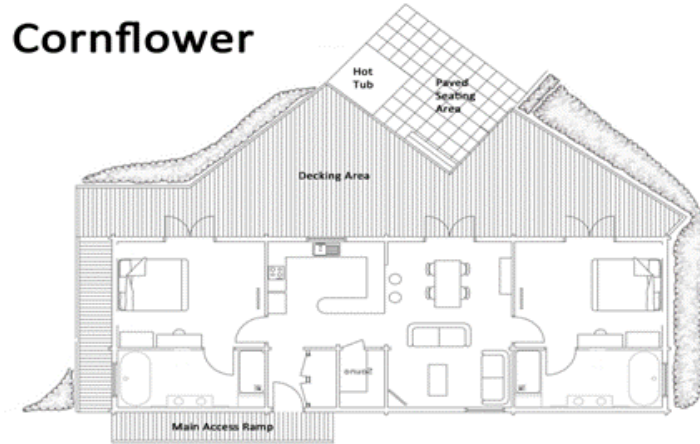
### Key Collection, Welcome and Car Parking Facilities

- The key for your Lodge will be given to you upon arrival at our Reception office. Alternatively the key will be located in a coded key safe - details of location and code will be sent to you by us prior to your holiday.

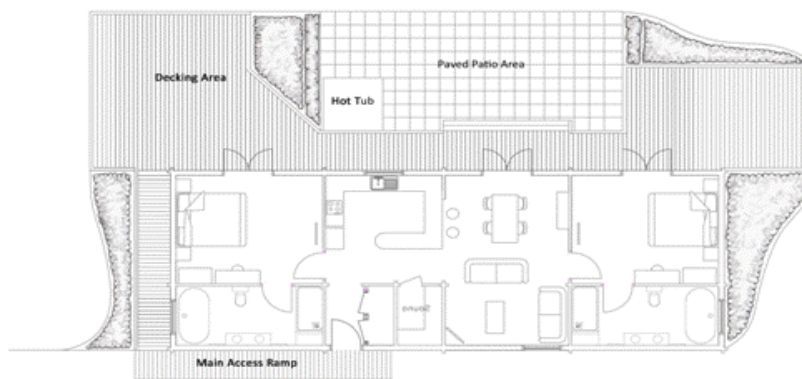
- Parking is approximately 5 metres away from the entrance.
- There is a private car parking area for each Lodge with enough room for 2 cars.
- There is no on-street parking.
- The car parking is levelled, shingled and flat and even.

## The Lodge

These floor plans are intended to give an approximate idea of the layout of each Lodge. They are not exactly to scale and are therefore not totally accurate.



### Cowslip



### Teasel

## Entrance To The Property

- The entrance to the property at the front has one small step measuring 7cm high and 124cm wide. This step leads on to a deck that is 124cm wide. It has a hand rail all around with exception to area where steps lead to patio.
- The outside lights are controlled by a solar switch and come on automatically at dawn.

## Halls & Passageways

- The front door is 7cm wide and the key hole lock is 100cm high.
- Inside the entrance there is an entrance hall with two cupboards—one houses the boilers and water tanks, the other providing hanging space for coats and further storage.
- The hall opens the kitchen/lounge/dining area. Bedrooms are accessed from this area. Bathrooms are accessed from each bedroom.
- The hall, dining area & lounge have solid engineered oak flooring. The kitchen area is tiled. The bedrooms are carpeted. All bathrooms are all tiled.

## Sauna

- The sauna door is 62cm wide.
- The flooring is pine slats.
- The lowest seating level is 83cm high

## Sitting Room / Lounge

- Flooring is fully engineered oak
- Furniture is moveable.
- Two upholstered 3 seater sofas
- Smart TV with remote control. DVD player. iPod/ iPhone dock. Ipad.
- A coffee table is in the lounge measures 30cm from the floor to the lowest point of table. The table is 103cm long and 60cm wide.

## Dining Room

- The dining room is open plan with the lounge.
- Flooring is fully new oak boarding.
- The dining table is in the dining area with 6 chairs.

- The dining table measures 74cm from the floor to the lowest point of table. Measurements are 180cms metres long and 85cms wide.
- Chairs are movable with padded seats and no arms.

## Kitchen

- The breakfast bar is 96cm high with two gas lift bar stool beneath.
- The worktop height is 92cm.
- Electric oven with drop down door to grill and side opening door to main oven below. Hob above.
- Sink at worktop height with cupboards underneath.
- Front loading dish washer is 58cm wide.
- Lighting is spotlight bulbs on ceiling, above unit lighting, under unit lighting and pendant lighting above breakfast bar.
- 43cm free space between cupboards and worktops.
- Good contrast between floor, cupboards and other surfaces.
- Fridge with full sized freezer.
- Microwave on work surface.
- Flooring is ceramic tiles.
- Flooring is dark with light coloured cupboards.
- Smoke alarms fitted.

## Bedrooms and Sleeping Areas:

### Bedroom 1 (mahogany)

- Door width 91cm.
- Super king size bed (6 ft).
- Bed height 58cm floor to top of mattress.
- Duck down and feather duvets and pillows.
- Bedside tables are 71cm high.
- Dressing table with leg space 75cm high.
- Largest free space clear of doors and furniture is 280cm by 166cm.

### Bedroom 2 (painted white furniture)

- Door width 91 cm.
- Super king size bed (6 ft)
- Bed height 56 cm floor to top of mattress.

- Duck down and feather duvets and pillows.
- Bedside tables are 71cm high.
- Dressing table with leg space 75cm high

## Bathrooms, Shower-rooms and Toilets:

### En Suite Bathrooms

- Door width 91cm.
- Shower in enclosed compartment. Entrance to shower 59cm wide, 97cm high.
- Toilet seat height 41cm.
- Space beside toilet 82cm to left 65cm to right.
- Flooring is tiled with a bath mat.
- Vanity unit under the wash basins.
- Bath height 63cm

### Grounds and Gardens

- Grassed area around the property level with the car parking area with a minor downward slope to the front and sides of the property.
- The partially enclosed exterior decking can be accessed via the lounge & bedrooms or via the decking along the side of the lodge.
- There is a secluded patio accessed down 4 steps off the decked area. Patio measures 830cm x 370cm excluding area taken up by the hot tub. Patio is level with surrounding grassed area.
- The hot tub can be accessed either via 2 steps from the patio, or from the decking, to which it is level.

### Additional Information

- There are no stairs in the lodge.
- Heating is provided by modern infrared heating systems which are controlled by individual room thermostats. There is also additional under floor heating in the kitchen, lounge, dining and bathrooms.
- Good mobile phone reception for O<sup>2</sup> and Vodafone. Orange has a limited reception. Nearest public phone at Reception Office (200 metres) or Fynn Valley Golf Club (300 metres.)
- Wireless internet access.
- The property is no smoking throughout, although smoking is permitted on the decking outside.

## Future Plans

- We will review our property through feedback from our guests and make any changes accordingly
- We welcome your feedback to help us continuously improve if you have any comments please email us.

## Our Contact Information

- Address: Fynn Valley Holidays, Cowslip Farm, Witnesham, Ipswich, Suffolk, IP6 9HS
- Please contact: Fynn Valley Holidays
- Telephone: +44 (0)1473 785005
- Email: [enquiries@fynnvalleyholidays.co.uk](mailto:enquiries@fynnvalleyholidays.co.uk)
- Web site: [www.fynnvalleyholidays.co.uk](http://www.fynnvalleyholidays.co.uk)
- Grid Reference: TM 18367 49171