

Access statement for Church Farm B&B

Introduction

Church Farm is 18th Century flint farmhouse located in the village of Bradfield Combust 5 miles from Bury St Edmunds and offers 3 guest rooms; one twin room with its own private bathroom, 2 double rooms with ensuite.

Local attractions of Bury St Edmunds, Lavenham , Long Melford and Cambridge are within easy reach.

For full details and a map of how to reach us please see our website.

Nearest railway station is Bury St Edmunds 6miles.

We accept dogs but they are not allowed in the house.

Car parking and Arrival

- From the road there is a tarmac drive way with a large tarmac farm yard to park in. No marked bays.
- Access to the property is through a garden gate and a flagged pathway up to the door.
- This is well lit with movement sensitive flood lights from the garden gate.
- Entry step is 20cm high, door way 76cm wide. This leads into the breakfast room with large windows allowing plenty of light &through to a hallway all terracotta floor tiles.
- Assistance with luggage can be given.
- Fitted carpet on stairway with 13 steps 20cm high, 29cm deep, 82cm wide with a substantial bannister all the way on to the landing which measures 270cm x 224cm. The landing is fitted with carpet and well lit with wall lights. The bedrooms lead off from the landing with no steps.

Russet with ensuite bath and separate shower

- Room measures 447cm x 503cm with fitted carpet.
- King size antique wrought iron bed 5ft wide 61cm high.
- Access to both sides of the bed.
- Bed side tables and lamps, wicker sofa, side table, chest of drawers and wardrobe.
- Bed made up with feather duvet and pillows.
- Flat screen tv with remote control and wifi. Smoke alarm fitted.
- Bathroom leads of bedroom with laminate floor. Cast iron bath, separate shower with a step up of 26cm, wash basin & wc. Wall cupboard & heated towel rail. Shaving socket. No hand rails in shower but non slip mat provided.

Pippin ensuite room

- This room is ground floor level.
- Room measures 482cm x 300cm.
- A super kingsize bed 6ft wide and 58cm high.
- Can be made into 2 single beds 3ft wide
- Bedside cupboards and lamps either side of bed.
- Wooden floor with floor rugs either side of bed.
- Flat screen tv & wifi.
- 1 wicker chair, wardrobe, chest of drawer.
- Smoke alarm fitted.
- Bathroom leads of the bedroom measures 205cm x 154cm.
- Tiled floor with underfloor heating, heated towel rail & shaving socket.
- Wash basin, wc and large shower with no door 150cm x 89cm. no hand rails in the shower but non slip mat provided.

Breakfast room

- This room has terracotta floor tiles and is a light room. A rectangular table which guests sit together at & chairs with no arms. Measures 237cm x 418cm.
- There is a side board where guests can help themselves to cereal, fruit, yogurts and juice.

Sitting room

- Off the hallway with fitted carpet. A sofa and 2 armchairs, coffee table and log fire.
- Local information and maps. Selection of menus for local restaurants and pubs.
- There is central heating throughout the house.

Contact information

Address (inc postcode): Church Farm, Bradfield Combust, Bury St Edmunds, Suffolk. IP30 0LW

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