



# ACCESS STATEMENT

Statement of accessibility and facilities

## Introduction

The Round House Bed and Breakfast is a Grade II-listed converted windmill, dating from 1870. It is located at the top of a drive, 100 metres from Station Road in Framlingham. It is approximately 350 metres (five minutes' walk) from the central market square (Market Hill) in Framlingham.

We have tried to provide as much information as possible in this statement together with floor plans. If you have any questions, please do not hesitate to contact us on 01728 723779.

## Before you arrive

- Our website, [www.theroundhousesuffolk](http://www.theroundhousesuffolk) provides information about The Round House Bed and Breakfast and its location: 30 Station Road, Framlingham, Suffolk, IP13 9ED. A detailed map with directions is provided as part of the booking process.
- Enquiries can be made via [enquiries@theroundhousesuffolk.co.uk](mailto:enquiries@theroundhousesuffolk.co.uk) or 01728 723779
- Check in normally from 3.00pm on arrival day, the approximate time agreed in advance
- Check out is normally by 11.00am on departure day
- Smoking is not permitted in The Round House, although guests may smoke outside in the covered designated smoking area
- Pets are not permitted in The Round House (with the exception of assistance animals)

## Dining facilities

- Unless booked on a 'room only' basis your stay includes breakfast each morning
- Breakfast comprises tea/coffee, fresh fruit juice, a choice of cereals, yogurts, toast, and a choice of cooked breakfast
- There are vegetarian options available for breakfast. If you have any specific dietary requirements you should advise us in advance in order that we can make appropriate arrangements
- Your room will be stocked with tea and coffee making facilities, and fresh milk is provided each evening



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## **Travelling to The Round House by public transport**

- The nearest railway station is Wickham Market (about 15 minutes by road from The Round House), and trains from London take around 2 hours; with a cross-platform change at Ipswich. Taxis can be pre-booked to collect you from Wickham Market and bring you to Framlingham
- The nearest Intercity railway station is Ipswich (about 30 minutes by road from The Round House), and direct trains from London Liverpool Street take just over 1 hour
- Train tickets can be booked via [www.abelliogreateranglia.co.uk](http://www.abelliogreateranglia.co.uk)
- All information about public transport in Suffolk can be found by contacting "Suffolk on Board" on 0845 606 6171 or by viewing Suffolk County Council's website: [www.suffolkonboard.com](http://www.suffolkonboard.com)
- The nearest bus stop is in Framlingham itself, about 2 minutes walk from The Round House. Details about local bus services to Framlingham, including those from Ipswich, can be found on the Suffolk County Council website at <http://www.suffolkonboard.com/buses>

## **Arrival and Parking Facilities**

- There is a designated off-street parking for one car per room which is 30 metres from the main guest entrance
- The pathway to the front door is a loose gravel surface but otherwise level
- The walk from The Round House into town is down a gently sloping drive and via Station Road

## **Stairs and general layout**

- A floor plan of the ground and first floors is shown later in this document
- The dining room, sitting room and reception are all on the ground floor
- All bedrooms are on the first floor
- There are 13 steps from the ground floor to the first floor
- Each step is 190mm high and 780mm wide and the stairwell is slightly spiralled
- The hand rails on the steps are 720mm high from the stairs, and into the King Size bedroom (The Garden Room) it is 980mm high from the stairs
- There are 2 additional steps DOWN into one of the double bedrooms (The Clock Room). Each step down is 210mm



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## **General en-suite bedroom facilities**

- There is free wi-fi throughout The Round House
- All bedrooms have fitted dark grey short pile carpets
- Every bedroom contains a 20" flat screen television accessing Freeview channels and an iPod docking station with radio and alarm clock
- Tea and coffee making facilities comprising kettle, tea, coffee, various fruit teas, hot chocolate and sugars are provided in every bedroom
- Bottled (non-softened) tap water is provided in every bedroom
- Complimentary 30ml shower gel, shampoo, conditioner and a shower cap are provided on arrival
- There is a hair dryer provided in each bedroom
- There is hanging space with at least 10 coat hangers in every bedroom
- There is drawer space in every bedroom
- All bedrooms have two bedside tables with lamps
- Standard king size and double beds are used at The Round House, with no footboards
- All beds have a duvet and 4 pillows; white bed linen is used throughout. 1 bath sheet and 1 hand towel is provided for each guest
- All bedrooms have en-suite shower, toilet and wash hand basin facilities. There are no baths in the guest en-suite bathrooms.
- All en-suite bathrooms have dark wooden solid floors
- Toilet seat is 410mm from floor finish
- Shower entrance is 360mm wide with a 250mm step up into each shower
- Sink height is 880mm from floor finish
- Doors to all en-suite shower rooms are 865mm wide

## **Guest sitting room**

- The guest sitting room is available for exclusive use by guests of The Round House. It is separate to the owners' sitting room
- The guest sitting room is fitted with a dark grey shortpile fitted carpet throughout
- The sitting room has one cream sofa, two yellow arm chairs, and two brown leather arm chairs
- Seat height of the arm chairs is 460mm, seat height of the sofa is 420mm
- The sitting room has a wood burning stove, magazines, and aradio



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## **Gardens**

- There is a half-acre garden available for guest use. Benches and deckchairs are available
- The garden is predominantly laid to lawn, with 3 paved steps into the lower garden

## **Additional Information**

- An information folder and welcome letter is provided in every room
- All light switches and power points are at a sensible height to reach from the sitting and/or standing position
- There is a good mobile phone reception throughout The Round House
- Heating is provided via centrally controlled radiators, which have guest-controlled thermostatic radiator valves

## **Local Amenities**

- Access to local independent shops, cafés, pubs, restaurants and banks are all within 5 minutes walking distance of The Round House
- There is a chemist within 5 minutes walk of The Cottage
- The nearest hospital (with Accident and Emergency department) is in Ipswich (approx 13 miles)
- The nearest GP (NHS Walk in Centre) is in Norwich (approx 28 miles)

## **Contact Information**

For further information please contact:

- Post: The Round House, 30 Station Road, Framlingham, Suffolk, IP13 9ED
- E-mail: [enquiries@theroundhousesuffolk.co.uk](mailto:enquiries@theroundhousesuffolk.co.uk)
- Website: [www.theroundhousesuffolk.co.uk](http://www.theroundhousesuffolk.co.uk)
- Tel: 01728 723779
- A copy of the Terms and Conditions of Booking can be available on request and can be downloaded from the website: [www.theroundhousesuffolk.co.uk/booking](http://www.theroundhousesuffolk.co.uk/booking)



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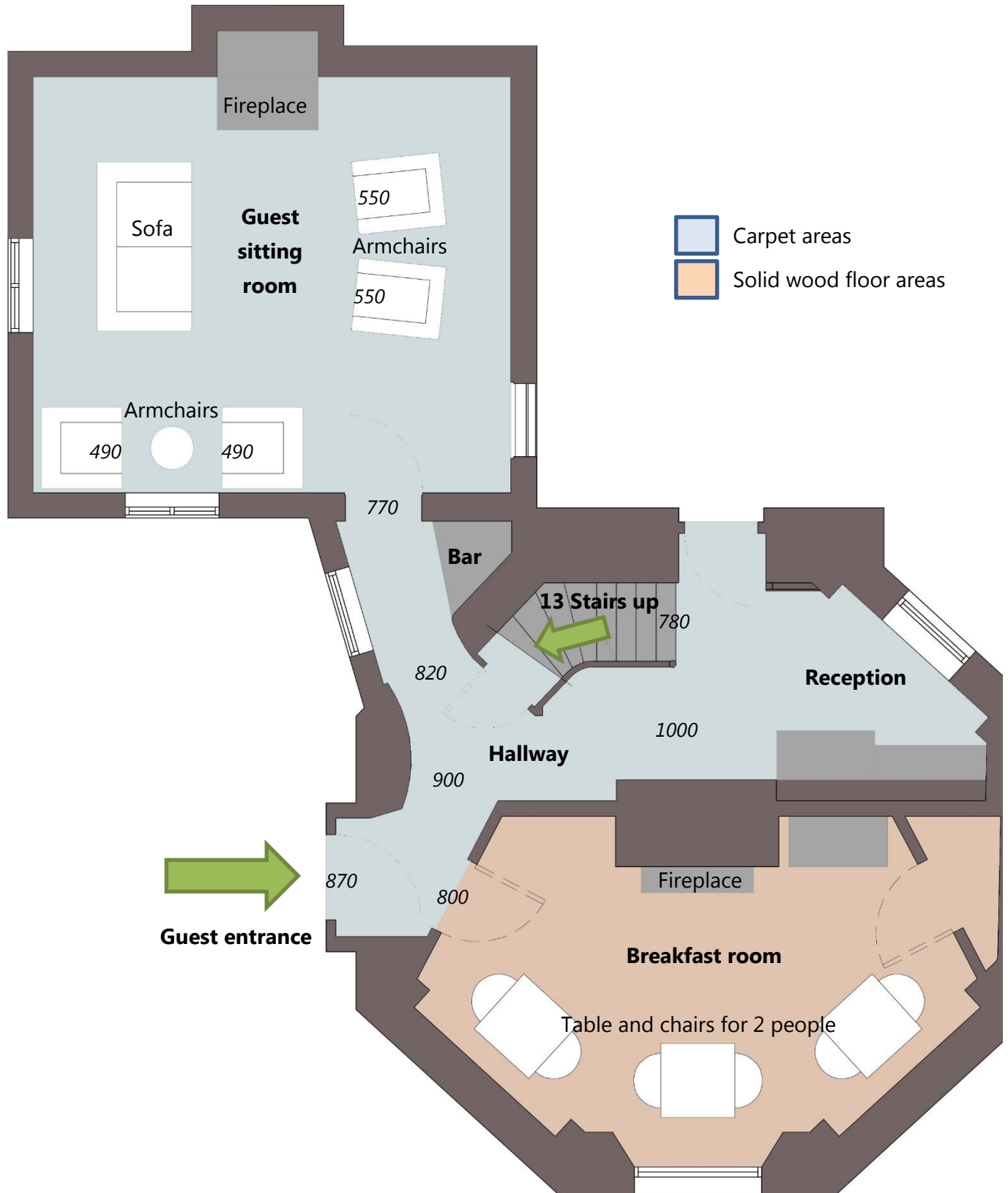
### Useful Contact Numbers

- Trains: National Rail Enquiries on 08457 48 49 50 [www.nationalrail.co.uk](http://www.nationalrail.co.uk)
- Buses: Suffolk on Board on 08456 066 067 [www.suffolkonboard.com](http://www.suffolkonboard.com)
- The town website has additional travel information [www.framlingham.com](http://www.framlingham.com)
- Tourist Information Centres: [www.suffolkcoastal.gov.uk/tourism/tics](http://www.suffolkcoastal.gov.uk/tourism/tics)
- Suffolk County Council [www.suffolk.gov.uk](http://www.suffolk.gov.uk)
- Suffolk Coastal District Council [www.suffolkcoastal.gov.uk](http://www.suffolkcoastal.gov.uk)

# ACCESS STATEMENT

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**GROUND FLOOR PLAN (all width dimensions shown below in mm)**



# ACCESS STATEMENT

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## FIRST FLOOR PLAN (all width dimensions shown below in mm)

