



## **Access Statement for Craufurd House**

### **Bed & Breakfast**

#### **Introduction**

Craufurd House is a family home with a one-bedroom guest suite used solely for Bed & Breakfast. We offer luxury accommodation with well prepared local produce (where possible) for breakfast.

Craufurd House is non-smoking throughout.

#### **Pre-Arrival Information**

This access statement can be made available in hard copy by request.

You can contact us by phone on 01284 827545 or email on [info@craufurdhouse.com](mailto:info@craufurdhouse.com).

Cockfield is a rural village, located about 3 ½ miles from Lavenham and approximately 7 miles from Bury St. Edmunds in Suffolk. The village is made up of a central point with several outlying hamlets and is surrounded by fields, mainly used for farming.

There is a well equipped local convenience store/Post Office located about 50 meters from Craufurd House.

There is a bus stop at one end of the village, approximately ½ mile from Craufurd House.

#### **Arrival & Car Parking Facilities**

We have off road parking available on the main driveway for 5 cars as well as a parking bay next to the front garden. The area has a sensor light which comes on with movement during darkness.

We can help carry your luggage for you if you let us know when you have arrived.

We do not have a B&B sign but we are easy to locate as we are 3 houses away from the Post Office and next door to The Rectory. The main entrance fronts directly onto the drive and there is a bellpush to the left of the door on the doorframe.



## **Entrance to Guest Suite**

The front door opens into the lobby and the main hall. This area is not used for guests. When guests arrive they are shown through the side gate, around the side of the house and to their own private

entrance at the back of the house. This area has a well maintained bonded gravel pathway and has a sensor light if it is dark. There are solar lights placed on the raised garden area along the side of the pathway. Guests are shown to their suite and the facilities explained.

## **Public Areas**

There are no public area's accessible to guests at Craufurd House. There is a fire door between the guest suite and the private residence. This access is used by the proprietor when serving breakfast in the morning. There is a pushbell located at the left hand side of this door for guests to get the attention of the proprietor.

## **Dining / Living Room**

The main guest entrance is into the dining / living room which is for sole use of those staying in the Bed & Breakfast suite at Craufurd House. The floor in this room is solid oak. At one end of the room there is a large corner sofa, a rug on the floor and a large unit which houses various books, magazines and games. There is a TV with a Sky box located here. The TV has a remote control and subtitles are available on the Sky channels.

At the other end of the room is a solid oak and glass panelled dining table and four chairs (with no arms). There is another large unit which houses all of the crockery/cutlery for the guests use. Some breakfast cereal is stored in this unit.

There are eight spot lights in this room which are controlled as two groups of 4. At one end of the room there are dimmer controls for both sets of lights. At the other end, next to the entrance of the bedroom, there is a switch which works the furthest end set of lights.

A breakfast menu is located in the guest suite which can be printed out in large size if needed.

We cater for people who have allergies or other special dietary needs.



## **Bedroom**

The bedroom is accessed via a few steps from the dining area. The room has a short pile carpet.

We use a goose down duvet and pillows as standard but hypoallergenic alternatives are available in the room if required. There is ample lighting with a range of options including the main ceiling light and two bedside lamps which have various light settings. The TV has a remote control and subtitles are available on the Sky channels.

There is a large sliding door with access to outside which is locked and the key is available. Outside this door is a step down to the pathway.

There is a part-glazed oak door leading to the bathroom from the bedroom.

## **Ensuite Bathroom**

The bedroom has an ensuite shower room which is accessed via a standard size door. The floor, large shower cubicle and most of the walls are covered in limestone tiles. The shower cubicle has a very small step for access. There is a standard pedestal wash basin and toilet.

We are happy to show guests how to operate the shower as there are several controls which operate the rain shower head, heat control, hand shower attachment and mist jets.

There is a non-slip shower mat available in the room if required.

## **Outdoor Facilities**

Guests are welcome to sit in their private garden and have their own table and chairs. There is a bench which is located under the covered area outside the guest entrance. The garden area is accessed by a step. Smokers may smoke in the garden or under the balcony but must dispose of their cigarettes thoughtfully. There is an outside switch which works the lights under the balcony located to the left hand side of the door, behind the brick pillar.



## **Additional Information**

There are fire alarms situated throughout the property and these are hard-wired with battery backups. They are tested on a regular basis.

There are detailed directions in the Guest Information pack about how to exit the building in an emergency. The Guest Information pack also contains information about how to contact the proprietors should an emergency arise.

If you require more assistance for evacuating the building in case of an emergency please notify us on arrival and we will ensure that you are evacuated safely (e.g. hearing impairment).

There is generally good mobile phone reception for most network providers.

## **Address:**

Craufurd House  
Howe Lane  
Cockfield  
Nr Bury St. Edmunds  
Suffolk  
IP30 0HA  
Landline: 01284 827545  
Mobile: 07850 507937

## **Email:**

[info@craufurdhouse.com](mailto:info@craufurdhouse.com)

## **Website:**

[www.craufurdhouse.com](http://www.craufurdhouse.com)

## **Document Updated:**

13th May 2014