

## **Access Statement and General Guide for Self Catering Property.. WALNUT HOUSE, SUFFOLK.**



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.

### **Introduction**

Walnut House is ideal for those who want a truly memorable self-catering holiday. We are close enough to the coast to enjoy long walks along the beach at Corton, Gorleston and Lowestoft, as well as the 'typical old English Seaside Resort' of Great Yarmouth.

Walnut House sleeps up to 10 people with the added option of 2 Zbeds for smaller children wishing to share a room with their parents. It has 5 large bedrooms, 4 of which have en suite shower rooms, and it also has a bathroom for those who enjoy a good soak rather than a shower. The living accommodation upstairs is on a step free level. The existing building was converted in the early seventies from being a farm building to a single story swimming pool complex and the additional lounge, bedrooms and balconies upstairs was added by the current owners in 2011.

Walnut House has kept many of its traditional touches downstairs and has leaned to a more modern feel upstairs, making it feel a real home from home for all guests.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01502 732770 or 07711 767990.

### **Key Collection, Welcome and car parking**

You will be welcomed on arrival from the owners of the property, or alternatively, by an agent on their behalf.

You will arrive up the drive and will see the electric gates. These will be opened for you, and be advised, these open outwards.

You will be directed to the parking area for Walnut House, which is beside the property looking straight on from the drive. There is sufficient parking for several cars; all we ask is that the gates into the field be left clear for the owner to gain access. The parking area is a flat even surface, and is secure with self-closing electric gates.

This area is well lit at night with motion sensors.

### **Entrance to Property**

The front door is 837mm/33ins wide.

There is a step up to the property, but the owners will provide a wheelchair ramp if this is needed. This is possible to be fixed for the duration of the visit or can be removed easily if required. The owners can advise on using this.

The entrance is well lit with the light switch on the immediate right. Umbrellas are supplied and there are coat hooks.

The floor covering is of ceramic tiles.

To the left is the lift which is able to be called by pressing the lift button which, if lit in red, is on the first floor. If the light is green, the lift is already on the ground floor and entrance to the lift is by pulling the door towards one's self and once inside the lift, the door will automatically close behind you.

## **Entrance Lobby**

This room is entered through a door of 837mm/33ins wide, with a no step threshold.

It is lit with a ceiling light, accessed by a pull cord. This room has an ornamental occasional table and chair.

Information leaflets have been left in this area for many local places to visit, please feel free to help yourselves to these.

## **Using the Lift**



The lift has ample space for a wheelchair and passenger. The floor area size of the lift is 1524mm/60ins x 991mm/39ins.

The lift door opening is 889mm/35ins wide.

The buttons are situated along the well-lit bar along the outside wall of the lift. To begin the journey to the first floor, the button '1' needs to be pressed and help down until you have arrived at the first floor. The lift will stop automatically once the destination has been reached.

There is a child safety device fitted with touch bars along the control panel and around the flooring of the lift. If these bars are pressed by a child or infant, to prevent the fingers getting trapped, the lift will automatically cut off. Once the bar is freed, the lift will automatically start again.

The same is done to go from first floor to ground floor, the '0' is pressed and held, once the lift reaches the ground floor, the lift will automatically stop. Please do not let children use the lift unattended

### **Halls, Stairs, Landings and Passageways**

The hall, stairs and landing are well lit with several overhead ceiling lights.

Passageways are 1321mm/52ins wide.

The floor covering is mainly of short pile carpet with the exception of the area immediately after leaving the lift being of laminate flooring.

The staircase to the first floor has 18 steps, being of a graduated 180 degree turn midway. There is a handrail for the full extent of the stairway.

### **Entertaining Room/Lounge**



The entertaining room/lounge is situated on the ground floor with entry from the entrance lobby.

The door opening to the lounge is 837mm/33ins wide.

Please be advised there is a very slight lip on the threshold here, which is marked with hazard tape.

The room has a mixture of seating with sofas and chairs with cushions, and a table to seat six with high back chairs. There is a pool table which costs 30p per game (1 x 20p coin, 1 x 10p coin). There are a few coffee/occasional tables.

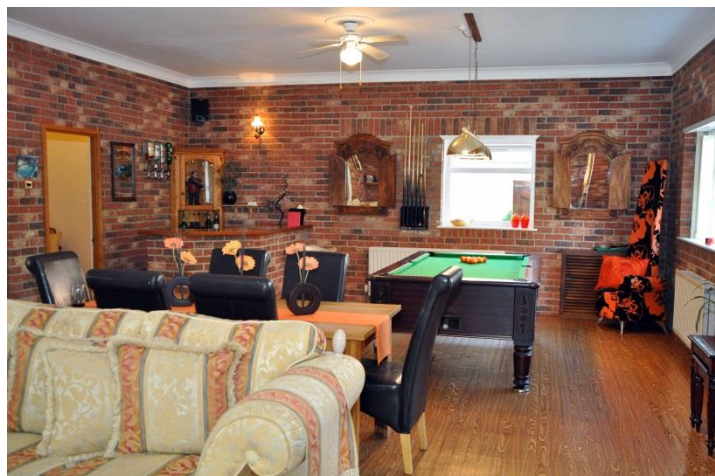
Sofas and chairs can be moved, but we would appreciate the pool table to remain in its current position.

There is a bar, with facilities such as bottle openers and glasses on the shelves below. There is a fridge behind the bar. There is a surround sound system located behind the bar area, which can play radio, cd and iPod, which, when using the surround sound switch, can activate the music to play in the main entertaining lounge, and the swimming pool area, or either, or both.

There is a wide screen digital television with remote control and a Freeview box, and a DVD player.

There is a multi-fuel burner of which is set up 'all to go' by the owners and all logs and kindle are supplied. The wood store can be found in the garden off from the entertaining lounge, to the right in the wood store marked 'logs'. This is checked daily to keep it stocked, however, if you need more, please contact the owners.

Lighting is natural daylight, and by night, levels are controlled by the switches by ceiling and several wall lights. There is a switch for the pool table lights found in the same area.



The flooring is of wood laminate.

Sliding patio doors lead out onto a south facing private garden.

### **Swimming pool area**

The size of the swimming pool is 10 meters x 5 meters.

French doors lead you to the swimming pool area, with a small step over the threshold. This is marked with hazard tape. There is a lock for these doors for security for children.

The pool is kept at apx 85 degrees and is of an even depth of 4 foot throughout.

There is a handrail for access into the pool with rail.

There is a solid handrail all along the 10 meter length.

The pool is covered by a manual cover, which is operated from the far end on a roller. It is important to keep the pool covered at all times when not in use to keep the temperature up.

There is a dehumidifier switch and an extractor switch. These can be found on the far end of the swimming pool room on the right hand side. These can be used when the room is misting up. The vents for these are positioned around the swimming pool floor area.

The flooring around the pool is of non-slip ceramic tiles.



There are two sets of patio doors leading into the private south facing garden. There is another set of sliding patio doors leading to the rear of the property, in which there is a table tennis table which is situated under cover. There is a slight step over each threshold. These are marked with hazard tape.

### **Ladies Toilet, Changing and Shower Room**

This room leads off from the swimming pool area. It has a fully tiled shower cubicle which has a small step up

.  
The toilet is beyond another door in the changing area. There is a sink with mirror and vanity unit. There are hooks for clothing.

Lighting is by daylight and overhead lights.

### **Gents Toilet, Changing and Shower Room**

This room is identical to the Ladies Toilet, Changing and Shower Room.

### **Boiler Room**

This room is locked and can only be accessed by the owners. If there is a problem with any of the pool systems, please contact the owners immediately.

### **Garden Kitchen/Utility Room**

This kitchen is situated on the ground floor with level entry both from the swimming pool room and the entrance lobby.

The door opening is 837/33ins wide.

This is fitted with tall standing Fridge/Freezer, Hob, double oven, washing machine and fitted units.

Crockery, glasses and general kitchen equipment can be found in the cupboards. The door of the oven drops down and the handle is 305mm/12ins

from the floor when oven door is open. The hob is 889mm/35ins above the floor.

The fridge has a highest shelf of 1372mm/54ins and the lowest and the freezer has a lowest shelf of 152mm/6ins from the floor.

Worktops and sink are 914mm/36ins from the floor.

Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this at time of booking, or as soon as possible prior to arrival.

There is a cordless kettle rotating 360 degrees.

This kitchen is lit by daylight, and by overhead strip light.

The door from this kitchen leading to the swimming pool area has bolt locks situated high up on either side; this is for added security for children around the pool area.

The flooring is of lino.

## **FIRST FLOOR**

### **Bedrooms**

There are 5 bedrooms. 4 having their own private en suite shower room.

There are 2 rooms with 2 single beds, 1 room with a double bed, and 2 rooms with king beds.





The door openings to all rooms are 837mm/33ins wide. There is a step free threshold to each room, flooring going from the hallway which is carpet, to each bedroom, being of laminate flooring.

Beds can be moved around if requested. Please advise owners of this.

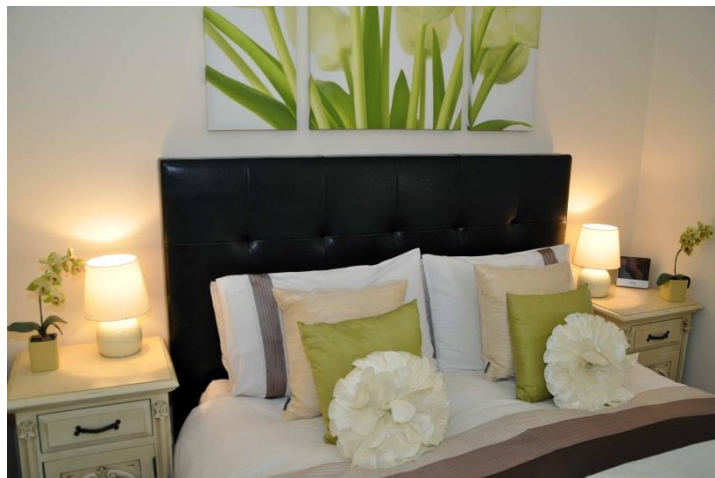
Zbeds are available for use if requested in bedrooms, please contact the owners.

All rooms are equipped with ample wardrobe space, and sufficient drawers. Each room has an alarm clock/clock.

Lighting is of natural daylight, with overhead and bedside lamps in all rooms.

All bedrooms offer good colour contrast giving a light and airy feel to rooms.

The doors into each en suite are 837mm/33ins wide, being of a step free threshold.



### **En suites for Bedrooms**

These en suites are leading from each bedroom from a non-step threshold from laminate flooring to non-slip lino flooring.

The door openings are 837mm/33ins wide.



All have low level WC and hand basin with lever taps. Toilets are 400mm/15.7ins high.

Showers are provided with non-slip mats and duck boards for floor. There is a slight step into the shower being of apx 3ins.

A portable grab rail can be provided from the owners on request.

All en suites have a mirror with halogen light above.

Natural daylight and overhead lighting.

### **Family Bathroom**

As this family bathroom has a full size bath, this can also serve the one bedroom that does not have an en suite, which is directly next door.

The entrance to this bathroom is from a non-step threshold leading from carpet onto non-slip lino flooring.

The door opening is of 837mm/33ins wide.

There is a low level toilet, height being 400mm/15.7ins. Basin with vanity unit under and a full size bath. There is no shower in this bathroom.

Well lit with overhead lighting and halogen light above the mirror.



### **Upstairs Lounge, Open Plan Kitchen and Dining Area**

This main living space is found at the end of the hallway leading through a non-step threshold from carpet onto laminate flooring. The door opening is 837mm/33ins wide. This door is a self-closing fire door.

The sitting room is located on the first floor and has spectacular views over open farmland with a south westerly aspect.

This room has a totally open plan living feel giving the guests a chance to mingle whilst still being non crowded. It has a pair of 5 seater leather sofas with cushions and a colour coordinated bucket chair. A nest of table and a coffee table is provided. Furniture can be moved if required.

There is a 46in widescreen digital TV on the wall with remote control.

French doors lead out onto the large south westerly balcony.

Lighting is form natural daylight and ample overhead lights and side lamp.



The Dining area has a large oak table and tall back leather chairs, seating for 10. It is advisable not to move this table as it is very heavy. There is ample space around the table for access.

Lighting is from natural daylight and from an overhead chandelier.

The kitchen consists of ample work space and plenty of cupboards and wall units, all done to a high and modern feel.

There is an electric oven with hob and extractor fan. The door of the oven drops down and the handle is 305mm/12ins above the floor when oven door is open. The hob is 914mm/36ins above the floor.

Worktops and sink are 914mm/36ins above the floor.

There is an integrated fridge freezer. The highest shelf in the fridge is 1575mm/62ins and the lowest drawer in the freezer is 305mm/12ins from the floor.

Four slice toaster, microwave and 360 degree rotating cordless kettle can be found on the worktop. All utensils, kitchen necessities can be found in the cupboards.

Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking, or as soon as possible prior to arrival.

Tea towels are provided.

There is a CD/Radio/iPod system with remote control situated in the kitchen.

The kitchen is naturally lit, and evenly lit with bright halogen spotlights on ceiling.

Windows from the dining and kitchen area are of a Westerly and Northerly view.

Flooring throughout the Lounge, Dining and Kitchen area is of laminate.



## **Balcony**

Leading from French doors from the upstairs lounge, the balcony is reached through a slight step threshold of a maximum opening of 1067mm/42ins.

The vast balcony has far reaching views beyond farmland facing South and West, enjoying sunshine all day long. Spectacular sunsets can be witnessed on a clear night.

The balcony is fitted with safety standard balustrade of wrought iron, however caution should be advised with the very young. The height of the balustrade is 965mm/38ins.



An oak table and 4 chairs and 4 oak loungers are provided on the balcony. There is also a double 'swing' chair.

Topiary trees decorate the balcony; however, these may be removed in severe weather.

There is outside lighting on the balcony controlled from a switch inside the lounge.

### **Hot tub**



The six seater hot tub is situated on wooden flooring immediately outside one of the sets of sliding patio doors leading from the swimming pool area.

A small step threshold is encountered to gain access to the hot tub area. The use of the hot tub will be explained fully on your arrival by the owners, any

queries regarding the workings of this equipment, please speak to the owners straight away if you are in any way unsure.

There is an ornate curtained canopy above the hot tub, and above this, there is evening lighting of halogen spot lights.

The lid of the hot tub is fixed to the body of the unit and folds over onto itself and slides back so that it is stored in a safe vertical position when the hot tub is in use. One simple movement of unfolding and sliding the lid back over the body of the unit simply covers the hot tub when not in use.

## **Garden**

The garden is mainly laid to lawn with several different patio areas. There are many ways of gaining access into the garden; this is through the several sliding patio doors from both the lounge and the swimming pool area. There is a slight step threshold for each exit from the house.

The garden has a six seater table and six garden chairs, also a few garden loungers and relaxing chairs. There is also a wooden table and chair set and a wooden bench seat in the garden.

A gas BBQ is supplied. To the right of the first patio area is a small outside cupboard which is a wood store, which the owners fill with wood and kindling for the wood burner. This is supplied free of charge.

Around the back of the property in west side of the garden is a table tennis table. This is situated under the balcony.



## **Additional Information**

One small well behaved dog is allowed to visit, but this must be arranged with the owners at the time of booking.

This property is not suitable for cats.

We can provide 2 Zbeds if smaller children want to share a room with their parents. Bedding is supplied for these.

A baby's travel cot and high chair can be supplied.

Hand and shower towels are supplied; however, swimming towels are not.

All areas in Walnut House have good contrast between the floor, doors and walls. Generally doors and doorframes downstairs are dark wood, and upstairs are white.

Mobile phone reception is good; however, this depends on each network.

There is free Wi-Fi at Walnut House, the passcode is found in the Welcome Folder.

The nearest Hospital with an A&E unit is The James Paget Hospital which is 4.7 miles away, about 9 mins by car. The nearest Doctors surgery is The Crestview Medical Centre which is 1.8 miles away, about 3 mins by car. Further information is in the Welcome Folder.



## **Contact Information**

Address:

Walnut House, Parkhill, Oulton, Lowestoft, Suffolk. NR32 5DQ

Telephone: (To Owners) 01502 732770 / 07711 767990

Email: [admin@walnuthousesuffolk.co.uk](mailto:admin@walnuthousesuffolk.co.uk)

Website: [www.walnuthousesuffolk.co.uk](http://www.walnuthousesuffolk.co.uk)

Hours of Operation: Open all year round.

Local Equipment Hire: East Coast Mobility 01502 440500

Local Taxi: 515151 Taxi 01502 515151

Local Accessible Taxi: P and P Travel 01502 584327 / 07766 358664