

Introduction

Our farmhouse is set in peaceful countryside, and we offer one guest bedroom in the house and a ground floor en suite bedroom in a converted stable. The house is over five hundred years old, and whilst we aim to meet the needs of all our guests, there are some period features which might make access difficult for people with limited mobility. Ceilings upstairs in the farmhouse are fairly low and doors are narrow and therefore would not be suitable for wheelchair users. However the Stable Room is ideal for those guests.

College Farm is a beamed Grade II Listed Building and therefore we cannot change the outside structure of the building to comply with the needs of our guests.

The following statement is a summary of our provision. If you have any specific questions, please feel free to call us and we will endeavour to help you.

Pre-Arrival

- We are down a long farm drive, second house on the right. Not really suited for guests travelling without a car.
- The nearest bus stop is half a mile away in Hintlesham village. Buses run every hour to Ipswich or Hadleigh.
- The nearest railway station is Ipswich which is approximately 5 miles away. Taxis are available at the station.
- There are several local taxi companies and we can make bookings in advance for you.
- Brochures, menus and information can be provided in large print if required. We regret we do not have facilities to prepare documents in Braille.
- Our website at www.collegefarm.net provides pictures of our accommodation and further information about the services we provide.
- You can contact us by telephone or email, the details are in the "Contact Information" section below.

Arrival and Car Parking

- Follow the directions to our farmhouse provided on the website. Turn off down the farm drive, and go to the pink farmhouse which is the second house down the drive on the right. Turn into the gravel drive and park to the right of the front door in the gravelled car parking area. Ample room for 3 cars.
- There is a concrete pathway along the front of the house. You will be met at the front door (one small step up) and then be taken around the side of the house on the level concrete path and paving slabs to a separate guests' entrance door.
- The entrance door is on the right side of the house and is fitted with sensor lights which light up when cars or people are moving about.
- We always assist with luggage when needed.

Guest Entrance and Reception

- The door to the Guest Entrance and Reception area is small and narrow (77cm wide by 166cm high) with a step of 7cm down into the hallway. Care must be taken so as not to hit your head on the low doorway.
- The floor of the entrance hall is level with ceramic tiles.
- The doors to the guests' sitting room, dining room and downstairs toilet all come off the entrance hall.
- There is a table in the hall on which is the Registration Pad to fill in on arriving.
- The staircase to the bedroom on the first floor also goes up from the hallway.

Lounge and Dining Room

- The lounge room is around to the left of the entrance hall. Small step down here.
 - The lounge has one three-seater sofa and three armchairs, and more upright chairs can be brought in if required.
 - The room is carpeted throughout with short-pile carpeting with a rug in front of the inglenook fireplace. Central heating is throughout the house.
 - Windows face east and south and all have secondary double-glazing.
 - There is a Freesview television and a selection of local information, maps, magazines and books to read and plan your days out.
-
- Breakfast is served in the dining room which is straight ahead from the entrance door.
 - Level entrance into dining room, which is carpeted with short pile carpet.
 - Windows face north with secondary double-glazing and central heating.
 - Large dining table in the middle of the room which seats 6 people. Another smaller table can be put up to seat 2 people by the window.
 - We are happy to cater for vegetarian, vegan, gluten free or any other dietary requirements.
 - We do not play background music in any of the guest areas.
 - We are totally no smoking throughout the premises, and in the Stable Room.

Stairs

- The stairs to the bedrooms are wooden circular stairs with carpet going up the middle of each one.
- There are 15 stairs in all, each one being 16cm high and 10cm wide.
- There is a handrail on the left curve of the stairs, with a newel post to the right for extra help in climbing.

The Bedrooms

The Oak Room – en-suite

- This room is accessed by a long narrow corridor with 3 low beams to watch along the way. This is not suitable for wheelchair users (see information on The Stable).
- The bedroom door is a sliding door with a narrow entrance (57cm wide).
- Bedroom floor is not a level surface at the end near the armchairs.
- It is fully carpeted with windows overlooking the garden and farmland to the south and west. Secondary double-glazing on both windows.
- Central heating plus a further heater, and a fan for summer weather.
- It has a Super-King double bed which can be separated to make two 3ft single beds if required. Plenty of room around the beds, whether they are as double or twin beds.
- Bed linen is Polyester/Cotton, pillows are 1 feather and 1 non-allergenic for each person, and duvets are either duck feather down or synthetic fibre. Sheets and blankets can be provided if required (please let me know when you book if you would prefer them).
- Wardrobe and desk with bedside table and bedside lamp. There is a USB charge point on the electric socket beside the desk.
- 2 comfortable armchairs with a stool between with magazines and Guests' Information pack on it.
- Remote control Freeview TV attached to wall on moveable arm, and an alarm clock by the bed.
- Tea/coffee/hot chocolate facilities with biscuits, sweets and chocolates are provided on a table with carafe of water and glasses.
- The door to the en suite bathroom opens inwards, and is an odd shape because of the uneven floor and the beams in the bedroom.
- En suite bathroom consisting of a shower, toilet and washbasin. A safety shower mat is provided for use in the shower. Shaver point over the basin. Good quality towels are provided.
- The floor in the en suite is covered with vinyl and is not very level. The light switch is wall cord.
- There are toiletries provided, together with a hair dryer, torch, sewing kit and a selection of magazines.

The Stable Room – en-suite

- This room is separate from the main building and is accessed by a sloping concrete path which runs right from the car park at the front of the house. You come to a patio at the entrance to the Stable Room and there is a step up into the room. The patio has 7 chairs and a table on it.
- The door is glass panels with safety glass fitted.
- The room is very large and has a level floor with carpeting throughout.
- Three windows looking out to the east over the large lawn and garden to the side of the house. These windows are double glazed.
- This is a Twin-bedded room (2x 3ft beds) but they can be linked to make a Super-King bed if preferred.
- Central heating is throughout with a further heater and a fan for summer weather.
- Bed linen is Polyester/cotton, pillows are 1 feather and 1 non-allergenic per person, and duvets are either duck feather down or synthetic fabric. Sheets and blankets can be provided if required (please let me know when booking).
- Wardrobe and desk with bedside drawers and bedside lamps and an alarm clock.
- 2 comfortable armchairs with a low table where you can find tea/coffee/hot chocolate facilities, plus sweets, chocolates and biscuits, and a fridge to keep things cool. Also, magazines, Guests Information pack and a USB charge point on the electric socket.
- There is a large remote-control Freeview TV on a side board.
- En suite shower room with toilet, washbasin and shower cubicle. A safety shower mat is provided. Electric razor point over mirror.
- The floor in the ensuite room is covered with vinyl flooring.
- Toiletries are provided, plus a torch, sewing kit and hair dryer. Good quality towels are in the ensuite bathroom.

Grounds and Garden

- There is a large garden with an open-edged L-shaped pond, flower borders, shrubbery and lawns. The garden is all on one level and surrounds the house. Chairs and tables are found on the large lawn at the side of the house.
- A number of Public Footpaths run through the farm.
- We are a working farm and care must be taken walking around the area.

Additional Information

- We supply local information with maps and guides in the Lounge Room.
- We do not permit smoking in the House or the Stable Room, but you may smoke in the garden. Please ask for an ash-tray. Also please read the instructions for evacuation of the buildings in case of a fire. These can be seen pinned up in your room and also in the "Information for Guests" brochure left in your room.
- We are happy to cater for special diets or any allergies and intolerances. Please advise us of these before your arrival.
- We are closed over Christmas and the New Year.
- The house is our home, and is occupied 24 hours a day.

Contact Information

Mrs. Rosemary Brvee,
College Farm,
Hintlesham,
Ipswich,
Suffolk,
IP8 3NT

Telephone:- +44 (0) 1473 652253
Mobile:- 07748 976145
Email:- info@collegefarm.net
Website:- www.collegefarm.net