



## **St Mary's Lodge Access Statement**

St Mary's Lodge is a 2 bedroom B&B both of which are on the first floor. The following statement is a summary of our provision. Please call us if you have any questions not addressed below.

### **Pre-Arrival**

- Mainline railway station at Watlington and King's Lynn
- Local taxi service has accessible taxi, we can book for you
- We have a website – [www.st-marys-bed-and-breakfast.com](http://www.st-marys-bed-and-breakfast.com).
- We can be contacted by text, telephone, mail or email.

### **Arrival and Car Parking Facilities**

- We have ample private parking with security lighting and CCTV on gravel with a level paved area leading to front door.
- We can assist guests with luggage
- We have one local village shop one mile away in the village of Wiggerhall St Germans.

### **Main Entrance**

- The front door leads in to hallway which has double doors opening in to the breakfast room.
- The front door is 83cm wide and double doors are 1.37m wide.
- The hallway measures 2.9m x 3m
- The middle room room measures 3.9m x 4.5m. and this room leads in to a large conservatory.
- There are French doors 1.7m wide leading out in to the garden.
- Hallway, middle room and Conservatory have oak flooring.
- Conservatory has table with underspace of 60 cms high and a table height of 72 cms.
- All chairs are without arms.



## Public Area

- The conservatory is on the ground floor
- There are 4 stairs to a small landing and a 90 degree turn to the right and 9 stairs to main landing.
- A banister runs up the stairs on the right
- The stairs are 18cms high, 26 cms deep, 90cms wide.
- The stairs are carpeted in short pile carpet.

## Outdoor Facilities

- There is a patio area with hardwood bench, table and chairs available to guests.
- Garden is level with the car park.
- The house has security lighting at night and CCTV surrounding whole building.

## Bedrooms

- **The double bedroom** measures 3.1m x 3.2m and contains a double bed, wardrobe with shelving, bedside tables, and one tub chair, Short pile pale green carpet. Door width 75cms.
- Lighting by ceiling light supplemented by bedside lamps
- **Twin bedroom** measures 4.3m x 3.8m and contains two single beds, a wardrobe, with fitted drawers, two bedside tables, lamps. Light gold short pile carpet. Two small tub chairs. Door width 75cms.
- Lighting in both rooms is by ceiling lights and bedside lamps.
- Bedding in both rooms is non feather duvets/pillows



### **Ensuites**

- Both bedrooms have identical sized ensuites.
- Door width 75cms
- Shower size 90cms x 85cms – there is a small step up in to the shower base
- WC height 40cms.

### **Additional Information**

- No smoking
- Free WiFi throughout
- Owners fridge available for storing guest's medication/wine.
- Microwave available to heat food if necessary
- Central heating throughout and extra radiators in both rooms
- Fans available in summer months
- Wood burner in middle room lit during the winter months

We welcome your feedback to help us continuously improve.  
If you have any comments please telephone 07771 658422 or email [scillaash@hotmail.co.uk](mailto:scillaash@hotmail.co.uk).

March 2024