

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/visitors.

Access Statement for The Gate House Bed & Breakfast

Introduction

'The Gate House', which is a newly built, modern home offering accommodation for our guests which has been accredited "4 Star Gold Awards" by both the AA and Visit England. A lot of thought and effort has gone into the house, much of which we have built ourselves. The house overlooks a spur on the Great River Ouse, with easy access to pathways alongside the river.

A very short walk from Littleport railway station, with excellent rail services to Kings Lynn, Ely, Cambridge and London. For guests arriving by car we are located just off the A10. There is parking for guests at the house. The location makes 'The Gate House' a great place to visit Cambridgeshire, Norfolk and beyond.

In the morning we offer a cooked breakfast using locally sourced ingredients. For the evening there are fine restaurants and pubs available both in Littleport and the neighbouring area.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01353 863840 or email edna@thegatehousebandb.co.uk.

Pre-Arrival

- For full details and maps of how to reach us please see the Direction section of our website.
- By train: From the station, walk to the end of the road and turn right then immediately left onto the main road. Walk across the level crossing, past the boat yard and the Gate House is the

first house on the right. If you need a hand with your luggage from the station, please let us know in advance.

- By car (from Ely direction): After crossing the level crossing on the A10 at the North side of Littleport take the next right onto Lynn Road. The Gate House is the last house on the left before the boat yard and level crossing.
- By car (from Kings Lynn direction): At the roundabout immediately before Littleport continue on the A10 over the bridge crossing The Great Ouse and take the first turning on the left into Lynn Road. The Gate House is the last house on the left before the boat yard and level crossing.

Car Parking and Arrival

- There are three parking spaces in the driveway to the side of the house approximately 20m from the front door.
- Ample turning space to turn and leave the property in the forward direction
- The driveway has a block paved surface leading onto a paved pathway and patio and is well lit at night
- Alternatively access can be made immediately outside the front of the house by parking temporarily on the main road, providing access within 4.5m of the front door of the house.
- On street parking is available approximately 150m from the property.
- There are 3 steps to the front door
- The front door is 790mm/31 Inches wide
- There is a shallow ramp between the front gate and the back door
- The back door is 3000mm/118 inches wide
- Assistance can be given for luggage

Welcome Area

- Guests are welcomed in the hallway which is level throughout, where they are asked to register
- Seating is available with an upright chair and bench, further chairs can be provided if required
- The flooring is tiled with one large door mat
- The area is evenly and well lit with overhead lighting and wall lights
- Emergency lighting is provided in the case of power failure
- A magnifying glass, pen and paper are available on request
- Guests are shown to the breakfast room and their bedroom

Bedrooms

- There are three bedrooms on the first floor
- Bedroom 1 has a king sized bed and a sofa bed for occasional use by friend or other family member. A double sofa, a writing desk and upright chair
- Bedroom 2 has a king sized bed. A single tub chair and a writing desk and upright chair
- Bedroom 3 has a single bed, a lounge chair and a writing desk and upright chair
- The height of all beds from the top of the mattress to the floor is 610mm/24 inches
- Rooms are well lit and are provided with localised lighting at the desk and by the bed
- A telephone is located in the bedroom for internal use only, an external telephone can be provided in emergency.
- Bedroom floors are wooden

Bathrooms

- Bedroom 1 has an en-suite with washbasin with lever operated taps and height 910mm/36 inches, a walk in shower with lever operated controls with 150mm/6 inches step on entry and

- 560mm/22 inches opening and the toilet has a height of 410mm/16 inches.
- Bedroom 2 has an en-suite with washbasin with lever operated tap and height 940mm/37 inches, a shower with twist operated controls with a 200mm/8 inches step on entry and 495mm/19.5 inches opening and the toilet has a height of 430mm/17 inches.
 - Bedroom 3 has a private bathroom for sole use including a shower over bath with twist operated controls. The sink has lever operated control and a height of 950mm/37.5 inches. The toilet is 430mm/17 inches height. The height of the bath is 580mm/23 inches.
 - Doors to all bathrooms are 790mm/27inches wide
 - All bath and shower rooms are well lit with overhead lights
 - There are no grab rails in bath or shower rooms
 - Bathroom floors are tiled

Public Areas - Halls, Stairs, Landings, Corridors

- There is a flight of 7 steps to a half landing with a further flight of 6 steps to the first floor
- There is a handrail on the right side whilst ascending the stairs
- The entrance floor is tiled, all other floors and stairs are wood
- Lighting on the first floor landing is not bright and is lit with wall lights.
- Emergency lighting is provided in the case of a power failure

Dining Room

- The dining room is situated on the ground floor with step free/level entry from the front door and stairs.
- The door opening to the dining room is 770mm/30.5ins wide and it is level throughout.
- Lighting is natural daylight with overhead lighting used
- The flooring is wooden

- We are able to cater for varying dietary requirements. Please advise us when making a booking.
- The cooked breakfast is served at the table and you are welcome to help yourself to the cold fruit and cereal.
- Assistance can be provided if requested
- Crockery is colour contrasted with the table

Garden

- There is a paved area which is 890mm/35 inches wide around the complete house which can be accessed from the front door by three steps
- The front gate entrance is 960mm/38 inches wide
- There is a wooden decked area with sturdy garden chairs and a table. Chairs are fitted with cushions.
- The lawn area of the garden is accessible via three steps
- The lawn is on two levels

Additional Information

- We have a set of evacuation procedures
- The nearest General Hospital with Accident and Emergency unit is Cambridge, 26 miles away
- There is a doctors surgery in the village 1.1 miles away
- Please let us know if you require any information about local services
- There is free WiFi in all rooms
- Secure Bicycle anchor is available if required.
- Secure storage of fishing/outdoor equipment is available

Contact Information

Address (Inc postcode): The Gate House Bed & Breakfast 2B Lynn
Road Littleport Ely Cambridgeshire CB6 1QG

Telephone: 01353 863840

Email: edna@thegatehousebandb.co.uk

Website: www.thegatehousebandb.co.uk

Hours Of Operation: Check in from 5.00 pm until 7.00 pm. Check-out by 10.30 am, we may have some flexibility on these times, please let us know your requirements

Local Public Transport: Littleport Railway Station is less than 300m walk providing main line connections to Ely, Kings Lynn, Cambridge and London. There is a bus stop within 100m of the house.