

# Molly's Den

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

Quality self catering apartment for two  
Short breaks    full week    holiday    business

## Access Statement for Molly's Den, 4a Stoney Road, Roydon, King's Lynn, Norfolk, PE32 1AP.

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### Introduction:

Molly's Den is a one bedroom, two storey, self catering, holiday home for two guests (plus a child). The accommodation forms the front part of our family home.

Molly's Den is situated in the West Norfolk village of Roydon approximately 40 meters along Stoney Road, the front of number 4a which is the third home on the right. Stoney Road is an unmade road without tarmac, the road is bumpy and leads straight onto Roydon Common National Nature Reserve. The condition of the road for us is a bonus, it keeps the traffic slow and us safer.

### Pre – arrival:

We have an attractive and detailed website, with photos of Molly's Den, [www.mollysden.co.uk](http://www.mollysden.co.uk)

Bookings and enquiries can be made directly from the website via email, or via telephone or letter.

All guests are provided with written directions to the accommodation.

The nearest bus stop is a 5 minute walk away on Lynn Road, Roydon.

King's Lynn Railway Station is approximately 6.5 miles away.

The nearest Radar toilet is at Kings Lynn Bus Station 6.5 miles away and Baker Lane car park 6.5 miles away in King's Lynn.

Taxis are available to book from King's Lynn, with numbers listed in our 'Welcome File'.

This Access Statement is available on our website ([www.mollysden.co.uk](http://www.mollysden.co.uk)) and in the 'Welcome File' in Molly's Den.

### Arrival and Car parking Facilities:

Once guests turn into the drive, through our five bar wooden gate, park on the shingle alongside the willow fence. Walk up the slabbed path, (which due to the natural materials used in construction may be uneven), to the oak front door.

Guests will be personally welcomed by Sarah or Robby (unless otherwise informed) at the front door and shown into Molly's Den.

There is lock up space available in our garage for bicycles.

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### Main entrance and reception:

A convenient entrance to Molly's Den Self Catering Accommodation is the painted double French doors. The key will be issued on arrival. The front door is 120cm wide by 200cm high with hinges on both the left and right. The keyhole is at 93cm high.

There is no step from path to door, just a gentle slope. The door opens into the open plan living area. There is a light switch on the left hand side wall as you walk in. The floor surface is solid oak boards.

On the dining table is the 'Welcome File' which has all details about Molly's Den within it, and 'Welcome Pack'.

### Public Areas General (Internal):

Not available.

### Public Areas – WC:

Not available.

### Open Plan Living/Dining/Kitchen Area:

As guests walk in through the entrance door, they arrive in the lounge area. To the right is a two seater sofa, a painted wooden bench seat (with back), with two drawers under, there is a large cream rug under the oblong coffee table in front of the sofa.

The flooring is solid oak. Molly's Den has a flat screen television with free view and remote controls, a dvd player with remote controls, a cd player with radio facility. We provide a wide selection of books and DVDs for guests use.

### Self Catering Kitchen:

In the same large open plan space is the kitchen, the work surfaces are 92cm high and 61cm deep. The sink and hob are also at 92cm high. Above the hob is an extractor fan and cupboards. Under the hob is an electric oven, a microwave oven is sited on the work top.

Glasses and cups etc are in the wall cupboard with some crockery on the wooden plate rack above the sink. Other crockery and serving dishes are in the cupboards next to the oven.

The centre of the oven/grill is at 55cm high.

The fridge is under the work top with the \*\*\*\* ice box at 73cm and the highest shelf is at 56cm.

Under the sink in a cupboard are some cleaning materials, a first aid kit and a fire extinguisher. There is a fire blanket hanging on the wall.

The dining area is between the lounge and the kitchen. The round painted table is maximum size 83cm diameter by 78cm high. There are two pine chairs with cushions.

### Ground Floor Shower room and Toilet:

This is accessed through the oak door. The door is 198cm high by 84cm wide. The locking handle can be opened from the lounge area if required.

The toilet seat is at 43cm high, the space to the right is 20cm and to the left is open. The sink height is 84cm.

The step up into the quadrant shower cubicle is 28cm, with the opening between the two sliding shower doors being 54cm. The height of the shower controls are 110cm with an adjustable shower head.

The room has a wall mounted stainless steel, heated towel rail and the floor is covered with ceramic tiles. There is a small metal shelving unit in the corner for storing cosmetics or toiletries.

The contemporary winding spiral staircase has a steel black powder coated handrail 100cm above the wooden treads, 11 steps to the top, and each step is 21cm above the next, the staircase is approximately 70cm in width all the way up. On the wall to the right of the base of the stairs are two switches, one for the stair spotlight and one for a lounge light. In the same area are the heating controls.

### Galleried Bedroom:

The bedroom leads straight off the stairs and is fully carpeted with a cream/light beige, short pile carpet.

There are two locally made, black wrought iron single beds, 3 foot wide and 197cm long. The mattresses are 25cm thick.

All bedding is Egyptian 300 thread count cotton, hotel quality, with non feather pillows and double duvets. 4.5 tog in summer, 13 tog in winter.

The beds are pushed together, but can be separated if necessary.

There are two light switches on the right hand sidewall as you enter the bedroom from the stairs, one for the bedroom spotlights and one for the stair light.

There is a 4 drawer chest to the side of the stairs, with a mirror on top, the top drawer knob is 26cm high, the unit is 77cm high.

There is a low built in cupboard with handles at 98cm, at the base of the each bed and two built in cupboards for clothes at the stairs end of the room. One cupboard has a rail at 155cm and one is shelved with shelves at 45cm and 95cm. There are reading lamps next to the beds.

### Laundry:

There is a clothes airer rack available for guest use, the nearest laundrette is 5 miles away in Gaywood near King's Lynn. Sarah may be prepared to do a wash for guests, but will not accept responsibility for damage. There is an iron and ironing board available for guests use.

### Outdoor Facilities:

Exiting through the main entrance to the accommodation, there is a pea shingled courtyard with slabbed paving, a painted table and two chairs are available for guests and this area is a morning suntrap. This area leads back to the drive.

**Additional Information:**

A 'Welcome File' is available including information regarding appliances in Molly's Den.

There is lots of information in Molly's Den regarding things to do in the local area.

Pets are not allowed.

Molly's Den is strictly No Smoking.

**Contact Information:**

**Address:**

Mrs Sarah Alcott 4a Stoney Road, Roydon, King's Lynn, Norfolk, PE32 1AP.

Telephone: 01485 609002 /

**Email:**

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

**Hours of operation:** open all year.

**Emergency numbers:** 01485 609002 / 07516 400935/07877 588049

We welcome your feedback to help us continuously improve, if you have any comments please contact Sarah or Robby as above.

There is also a guest book, please feel free to browse through it and use it.