

Hiring Lattice Lodge as a Self Catering Property

An Edwardian former doctors surgery and residence, tastefully decorated and with many original features, now with 11 all en-suite bedrooms, sleeping up to 23 adults



Introduction to Ipswich

Ipswich is the ideal place to base yourself for exploring Suffolk. Not only does it have an excellent road network giving easy access to all of Suffolk, North Essex, and much of Norfolk, but Ipswich is also the main hub for public transport around the region. London, Cambridge and Norwich are easy day trips by train.

Ipswich has a vibrant entertainment offer, with two theatres, the regional dance centre, and a wide selection of restaurants catering to all tastes and budgets. It also has a strong independent retail sector, as well as the usual national stores available in many other locations.

Introduction to Lattice Lodge

Lattice Lodge was built in 1908 as a doctors surgery and residence and is now primarily a bed and breakfast establishment but, subject to availability, we are happy to let the house on a self catering basis. We will simply rent a small cottage in Suffolk for the duration and have a few well deserved and very rare lie-ins!

Whether you're a large family group attending a wedding nearby, a group of golfers wanting a single base to play several courses, a theatre cast working locally, or even an Olympic team with specialist dietary requirements based in Ipswich for training, Lattice Lodge could offer the home from home environment you are looking for. Hen parties are welcome, but sorry, no Stags.

If you are interested in hiring the house for your exclusive use, *the first thing to do is pick up the phone and check whether the dates are free.*

Location

We are situated in a pleasant urban residential area 1.2 miles to the east of Ipswich town centre. There are good bus services to and from the town centre and railway station. We have two rows of local shops a 2 minute walk away in different directions, including our butcher and greengrocer, and a bakery. A neighbourhood Co-op is less than 5 minutes walk, and a really excellent real ale pub ([The Fat Cat](#)), also under 5 minutes walk. For those attending weddings and the like, there is a [good florist](#) a 5 minute walk away.

Quality

Lattice Lodge is officially rated 4 Star / Silver Award as a Guest House. That may or may not be equivalent to 4 Star Self Catering - we have not been officially rated as a self catering establishment, and due to the incidental nature of this element of the business to us, we have no plans to do so.

Where possible we would encourage potential hirers to visit Lattice Lodge in advance of their stay to ensure suitability for their specific needs. If this is not possible, the links below describe the standards required for Guest Houses and Self Catering respectively.

Guest Accommodation - <http://www.qualityintourism.com/asp/questaccommodation.asp>

Self Catering - <http://www.qualityintourism.com/asp/selfcatering.asp>

We are at your disposal to answer any specific questions.

The Property

People hiring Lattice Lodge on a self catering basis will have access to most areas of the house, as below: -

- Large fully equipped kitchen including double range oven, dishwasher, large refrigerator, microwave etc.)
- Conservatory
- Dining room accommodating up to 24 people
- At least 11 en-suite bedrooms (6 double, 4 twin, 1 family/triple), plus 1 z-bed
- Including 1 fully wheelchair accessible twin room on the ground floor. 4 other ground floor rooms
- Garden at rear
- Living room
- Car parking for 12 cars

Accessibility

For more information about wheelchair access and similar issues, please read the Accessibility page on our website.

Kitchen

Although we're a catering business, our kitchen is essentially a large domestic one, and all equipment is standard domestic. You will be left with a large empty fridge (unless we've arranged to leave you with some provisions, see below), and sufficient space in the freezer. We will provide washing up liquid, kitchen roll, hand soap, dishwasher tablets and other cleaning consumables.

Laundry

If you wish to wash your clothes during your stay, there is a utility room with two washing machines, a tumble dryer and irons. In the garden, there are three washing lines. There are also two laundrettes nearby, if you don't wish to do it yourself!

Living Room

There is a 3 piece suite, desk, sideboard, 32" LED Freesat TV, hi-fi, Bose Wave CD/Radio, CD's and DVD's, bookshelves with books, and various other personal effects and ornaments.

Conservatory

There are 2 x 2 seater sofas and 1 armchair, along with some coffee tables, bookcase with books, and some games and cards.

Pets

A friendly and relaxed cat called Missy lives at Lattice Lodge. She does not have access to the guest bedrooms, and all common areas will be thoroughly cleaned prior to your stay. If you wish to adopt her for the duration of your stay (food will be provided), you are welcome to do so. If you prefer not to, she will have a little holiday. She is not at ease around small children, and will avoid them, and largely ignores most other guests unless they approach her - until food time(!).

No other pets can be brought into Lattice Lodge.

Furnishings

Lattice Lodge is furnished in accordance with our 4 Star Rating as a Guest House. Where possible, we have furnished the rooms with good quality furniture in keeping with the Edwardian period of the house. Whilst there are no valuable antiques around, we would obviously expect the occupants to treat all of our property as they would their own. All duvets and pillows are feather as standard (alternatives available, please ask), and all bedding (which is provided) is Egyptian Cotton. We also provide sufficient good quality towels and bath mats. All rooms have a digital LCD TV and iPod docking station.

Internet

We have a 2mb unlimited broadband connection, which is distributed wirelessly around the entire house. The password is provided in the Guest Information Pack in the bedrooms. There are some security and content screening settings on it, which are mainly intended to prevent high bandwidth requests from dominating the connection.

Parking

You can get at least 12 cars in the car park, more if you block one another in. Overflow parking is available at the Barclays Bank opposite during evenings and at weekends.

Garden

The landscaped rear garden is a peaceful, pleasant place to relax. There are two sets of table and chairs, an arbour and extra chairs in the shed. In the shed, you'll also find a pop-up gazebo and a large parasol.

If you wish to cook and dine al fresco, there is a gas BBQ and a gas-fired paella burner set. If you rummage a little you may also find garden Twister!

Utilities

Normal seasonal gas, electricity (100% renewable sources) and water usage is included. There is a payphone just off the dining room.

Waste

We are very environmentally friendly. We have a 3 section bin in the kitchen, which gets emptied into 3 different wheellie bins, a wormery and some composters. Simple instructions will be provided.

Food and Drink

The hire price does not include any food or drink. We are happy to provide cereals, fruit juice, tea, coffee and bread for toast from stock for a nominal sum per person per day. We are also happy to provide you with sufficient sausages, bacon, eggs, mushrooms and yoghurts from our usual suppliers at an additional charge. We can recommend a [good local wine merchant](#) who can also supply some [local \(and excellent\) lager](#) - although we cannot get involved in the supply of this as we are not licenced. The nearby Fat Cat also supplies 'take out' beer in various sizes.

There are also a couple of firms which will deliver a range of local produce. We have not yet used them, but we do recognise most of the produce they supply as being local. They are [The Suffolk Providore](#), and [We Love Local Food](#).

Or, we are happy to accept a supermarket delivery arranged by you, on the day prior to your arrival.

Cleaning

The hire price does not include any cleaning services, apart from on departure. If you would like a daily service of each room (clean bathroom, vacuum room as necessary, straighten up bedding, replace refreshments), then please ask for a quote.

Emergencies

As previously stated, we will not be very far away, and will be contactable by phone/text/email on a 24/7 basis. For minor issues, our housekeeping staff both live within a 5 minute walk. There is a fire alarm system throughout the house which runs 24/7 and is tested weekly. It will also be tested immediately prior to your stay. If required for any reason, we will simply return to the house.

Prices

The prices below are for a basic self catering hire, including bedding and towels, utilities and cleaning consumables, but excluding any provisions. Prices effective until 30/06/2012.

3 night weekend (Fri/Sat/Sun)	=	£1,200 plus VAT (this is our minimum charge)
7 nights (starting Fri/Sat/Sun)	=	£2,000 plus VAT

For other durations or additional days, including Bank Holiday weekends, please call us to discuss an individual quote.

We are also happy to discuss varying levels of service, for example, you may wish to have a mid-week, or daily room service. Or you might like to have a caterer brought in to provide meals for your group, or a maybe beauty therapist or hairdresser. Again, feel free to contact us to ask about any of these requirements.

Gallery

Here are various pictures of the house...

