

## GRANGE FARM HOUSE WALTON, FELIXSTOWE.



### Quality Bed and Breakfast

Spacious accommodation available in this 17<sup>th</sup> century and Georgian farm house, situated in Lower Walton. Local shops include a Chinese take away / fish and chip shop, just two hundred yards away. Situated just five minutes by car or fifteen minutes walk away from Walton High Street, where public houses and the excellent Bombay Nite Indian restaurant are found. Easy access from Felixstowe Port.

Felixstowe town centre and beach are two miles away. There is a regular bus service from opposite the house to Felixstowe town centre and Ipswich.

Off road parking is available.

Grange Farm House is owned and run by Stephen and Liz Pettman, who live on site. Both have Food Safety certificates.

All meat used for breakfast is purchased from the local family butcher, whose sausages have won awards. Stephen and Liz are pleased to accommodate any dietary requirements and will endeavour to meet any reasonable requests in relation to breakfast.

Both Stephen and Liz have lived all their lives in Suffolk and are please to assist in planning excursions.

The accommodation consists of two large bedrooms in the Georgian part of the house. Both rooms are en-suite and can accommodate a third small bed, if required. The accommodation is not suitable for persons who are unable to climb stairs or who are allergic to animals.

Well behaved dogs, who are prepared to share with the owners lively but friendly border collie and English springer spaniel (both male), will be considered.

The owners require proof of identity and cannot accept credit or debit cards



For all bookings, please contact Stephen and Liz at:

Grange Farm House,  
48, Grange Road,  
Walton,  
FELIXSTOWE,  
Suffolk,  
IP11 2JR

Tel: 01394-286246

Text: 07702-037527

Email: [qualdisc@clara.net](mailto:qualdisc@clara.net)

[www.freewebs.com/qualdisc](http://www.freewebs.com/qualdisc)

## Bedroom One



This room can be used as either a double (6 feet) or twin bedded room. A third small convertible bed is available, if required. The en suite facilities consist of a large shower, toilet and hand basin. The room also contains a television, DVD player, hair dryer, small fridge, kettle and tea / coffee making equipment, radio alarm clock. Windows look out over the front and rear garden.

Price per night:

£70 for twin / double occupancy  
(£90 if third bed required)  
£45 for single occupancy

Discount available for 3 or more nights.

## Bedroom Two Bedroom Two



This room can only be used as a double (4½ feet) room. A third small convertible bed is available, if required. The en suite facilities consist of a shower, toilet and hand basin. The room also contains a television, DVD player, hair dryer, small fridge, kettle and tea / coffee making equipment, radio alarm clock. Windows look out over the front garden and the drive.

Price per night:

£60 for double occupancy  
(£80 if third bed required)  
£40 for single occupancy

Discount available for 3 or more nights.