

Access Statement For Owls Roost Cottage

Introduction

Our self catering cottage Owls Roost was formerly the half of a barn built in the local slate stone. Access is to the end of the property. We have tried to provide as much information as possible in this statement, if you have any queries please do call or email (details at the end of this statement).

To maintain the high standard of our cottages, some fittings within our cottages will change from time to time. The information here is provided in good faith. Should a part of it be important to your booking (eg. furniture or fittings), please highlight this at the time of booking. We look forward to welcoming you.

Pre-Arrival

- We have a comprehensive secure [website](#) that includes many photos of the property both inside and out and includes a [virtual tour](#) inside the cottage. We recommend that you take the time to look at this.
- Enquiries can be made via email, phone or by post, but bookings must be made online via our website www.trevorrick.co.uk as this holds the 'master' availability information.
- The nearest bus stop is in the village of St Issey 1 mile from Trevorrick Farm. A regular bus service (operated by [Plymouth City Bus](#)) links St Issey with Wadebridge (and on to Bodmin) and Padstow.
- The nearest train station (Bodmin Parkway) is 15 miles away. The no. 11 bus travels from Bodmin Parkway mainline railway station to St Issey (destination Padstow).
- Shopping can be delivered to your door using one of the major supermarkets. We also encourage buying local produce and use local farm shops
- We have a strict no smoking policy in all our cottages and other buildings.

Arrival & Car Parking Facilities

- Luggage can be unloaded 5 metres from the front door of the cottage
- There is private parking with one space allocated for this cottage in our car park
- Parking is 15 metres away from the front entrance on level ground
- The cottage is approached from the car park to the rear of our farmhouse
- Access to the front entrance is via our level private cottage car park

Reception

- On your arrival, please call 01841 540574 and Melanie will come and greet you. It's helpful if you can let us know in advance when you anticipate you will arrive.
- Since Covid, we no longer recommend using our front or back doorbells, but should you need to there is a gateway 92cm wide and then a short 225cm cobbled slope (1:6 gradient max) to the farmhouse front door with a single step 116cm deep x 110cm wide x 20cm high. The doorbell is 128cm high. Alternatively, our back door has a step 117cm wide x 47cm deep x 18cm high. The doorbell here is 150cm high. However, we do suggest you phone us if possible.

Main Cottage Entrance into Sitting Room/Kitchen/Dining

- There are three steps outside up to the cottage door each 140cm wide x 61cm deep x 23cm high
- The entrance at the front has a threshold step-over 22cm high
- The door opening is 76cm wide x 197cm high.
- Inside the front entrance is a coir mat 138cm wide x 97cm deep with an edging strip 1cm high x 6cm wide.

The entrance opens into an open plan kitchen and dining area leading through to the sitting area. The surface throughout is a quality barn oak laminate floor.

- Overall dimensions 579cm x 511cm
- The ceiling height upstairs is 269cm

Kitchen & Dining Area

- Worktop 89cm high x 59cm deep
- Hob (integral with the oven) is 90cm high
- Stainless steel sink unit with integral drainer level with the worktop
- Lever turn monobloc hot and cold mixer tap
- Evenly lit kitchen with GU10 LED spotlights above work surfaces and strip light under cupboard
- Fridge with freezer compartment over
- Microwave on worktop
- Dining table measures 72cm high x 152cm long x 76cm wide, 65cm floor to lowest point of table (underspace)
- Chairs (all moveable) – 4 chairs that have no arms 41cm high.

Sitting Area

- The sitting room comprises a 3 seater leather reclining sofa (seat squab 41cm high) with arm rests each end and a two seater leather reclining sofa. Cushions are provided (which may have feather filling).
- Digital TV provided with remote control and Chromecast Google TV smart functionality.
- A log burner is provided for additional heating and comfort/enjoyment

Stairs

- A flight of stairs leads from the sitting room to the ground floor with a single turn and landing halfway
- 11 steps total with 20-22cm risers, 24cm treads
- Half landing 97x85cm
- Narrowest point of stairs 75cm at the top with stair gate.
- If required a removable stair gate can be fitted at the top the stairs.

Downstairs Lobby

- Ceiling height 194cm
- Overall dimensions 272cm x 101cm

- Light switch 104cm high
- Stairs and half landing are fitted with short pile carpet
- Downstairs lobby/hallway has laminate floor

Double Bedroom

- Door opening measures 71cm x 186cm
- Laminate floor
- Overall dimensions 319cm x 397cm
- Bed access left hand side of the bed is 56cm with a corner pinch point 30cm
- Bed access right hand side of the bed is 38cm
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton
- Double bed is 4ft6 height 63cm floor to top of mattress
- Ceiling height 194cm
- Wall lights are fitted either side of the bed with dimmer switches accessible in bed.
- In the event of a fire and a safe route is prevented upstairs and out through the main cottage door, it may be necessary to exit through the bedroom window. This has an internal sill height of 55cm. The side hinged window has an opening of 43cm wide x 103cm high. The outside sill is fairly level with a low shrub and ground level.

Bunk Bedroom

- The bedroom door opening measures 71cm wide x 186cm high
- Bedroom floor is carpeted with short pile 80% wool carpet.
- Overall dimensions 315cm x 235cm
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton
- Bunk beds are 3ft wide and measure 49cm and 129cm from floor to top of mattresses
- Ceiling height 194cm
- The electricity meter / consumer unit is situated in the airing cupboard within the bedroom
- In the event of a fire and a safe route is prevented upstairs and out through the main cottage door, it may be necessary to exit through the bedroom window. This has an internal sill height of 52cm. The side hinged window has an opening of 43cm wide x 103cm high. The outside sill is fairly level with a low shrub and ground level.

Bathroom & WC

- Door opening measures 71cm x 186cm
- Overall dimensions 231cm x 170cm
- Ceiling height 194cm
- Toilet seat height 42cm
- Bath measures 170cm long x 70cm wide with a step-over height of 54cm
- Standing height in bath 179cm
- Thermostatic shower over bath with temperature limit to prevent scalding (unless manually overridden)
- Non slip rubber bath mat available •Anti-slip lino floor covering throughout bathroom
- Basin height 82cm, 59cm wide
- Basin and bath taps have cross head handles

Additional Information

- Good mobile phone reception for most mobile networks inside and outside.

Contact Information

- Address: Trevorricks Farm, St Issey, Cornwall, PL27 7QH
- Telephone: 01841 540574
- Email: stay@trevorricks.co.uk
- Website: <https://www.trevorricks.co.uk>
- Hours of operation: Phones – 09:00-21:00 Monday - Sunday
- Local public transport information can be found on our [website](#) for buses, trains and planes.

Future Plans

- We update photos and text on our website
- We are exploring how we can best offer a facility to charge EV vehicles

We welcome your feedback to help us continuously improve if you have any comments please phone 01841 540574 or email stay@trevorricks.co.uk

Last updated: 05/10/2023