

## **Access Statement For Park en Vine Cottage**

### **Introduction**

Our self catering cottage Park en Vine was formerly the half of a farmhouse built in the local slate stone. Access is to the front or rear of the property. We have tried to provide as much information as possible in this statement, if you have any queries please do call. 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 website [www.vinepark.co.uk](http://www.vinepark.co.uk) that includes many photos of the property both inside and out. We recommend that you take the time to look at this.
- Bookings / enquiries can be made via email, phone or by post.
- The nearest bus stop is in the village of St Issey 500m from Park en Vine. A regular bus service links St Issey with Wadebridge (and on to Bodmin) and Padstow.
- The nearest train station (Bodmin Parkway) is 14 miles away; there are accessible taxis at the station or the no. 555 bus travels from Bodmin Parkway mainline railway station to St Issey.
- Shopping can be delivered to your door using Tesco Direct. The Coop supermarket in Wadebridge town centre has a free delivery service for shopping over £20. We also encourage the use of local produce and CornwallinYourKitchen offer an excellent service and deliver local produce ready for your arrival.
- We have a strict no smoking policy in all our cottages and

other buildings.

- Park en Vine cottage is 1 mile from Trevorrick Farm

### **Arrival & Car Parking Facilities**

- Luggage can be unloaded 4 metres from the back door of the cottage
- There is level off road parking for 1 car
- Parking is 4 metres away from the back door.

### **Reception**

- On your arrival, please call at our farmhouse first.
- 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.

### **Main Cottage Entrance into Lobby**

- There is a small single outside step 11cm high
- The door opening is 74cm wide x 177cm high.
- Inside the rear entrance is a small lobby 96cm wide x 94cm deep with a mat to the floor.
- The lobby opens into the kitchen up a single step 12cm high through an opening 80cm wide x 175cm high

### **Kitchen**

- Worktop height 94cm.
- Oven height to door handle 104cm
- Microwave on shelf over oven 120cm high
- Belfast sink 89cm high (30cm to bottom of sink from top edge)
- Washing machine floor standing

- Window opener over sink 152cm high, 92cm reach
- Lighting by 4 halogen GU10 spotlights and a single wall light
- Light switch 135cm high
- Sloping ceiling height 183cm minimum to 247cm
- Hob (built into worktop) is 95cm high
- Lever turn hot and cold mixer tap
- Fridge with freezer alongside
- Kitchen table, with legs on each corner, seats 4 measures 74cm high x 120cm long x 74cm wide
- Chairs (all moveable) – 4 chairs that have no arms.
- Access around table – to wall 63cm, to fridge 81cm

### **Sitting Room**

- Three steps (23cm, 19cm and 14cm high) 75cm wide lead from the kitchen into the sitting room
- The doorway from kitchen to sitting room is 65cm wide x 173cm high
- Overall dimensions 633cm long x 465cm wide (at widest point)
- Ceiling height 244cm to underside of beams
- Stressless 2 seater sofa each seat 55cm wide x 44cm high with armrests 52cm high
- Cushions are provided (non feather).
- Coffee table 51cm high x 90cm long x 65cm wide
- Lighting by 5 halogen spotlights in ceiling, 2 table lights and 1 standard lamp
- Light switches 140cm by front door, 168cm high by stairs
- Digital (terrestrial) 50cm TV provided with remote control (also available are DVD, VHS video and radio)
- A gas log burner is provided for additional heating and comfort/enjoyment
- The front doorway is 78cm wide x 191cm high, with a threshold 8cm high x 6cm deep
- Front door mat measures 109cm deep x 104cm wide

- Outside the front door is a slate step 9cm high x 101cm wide x 54cm deep

### **Stairs to First Floor**

- A flight of stairs with a corner half landing leads from the sitting room to the first floor landing.
- 5 steps to corner half landing with 22cm risers 72cm wide 23cm treads. Handrail 102cm high on right hand side.
- Restricted height into corner half landing 145cm high (pinch point).
- Corner half landing 68cm wide x 78cm deep.
- Window on landing with sill height 133cm + 65cm to opener. Reach 33cm
- 7 further steps to first floor with 20cm risers 73cm wide 23cm treads. Handrail 105cm high on right hand side.
- A stair gate cannot be fitted to these stairs.

### **First Floor Landing**

- Landing 108cm wide tapering to 60cm x 215cm long
- Ceiling height 216cm
- Stairs and landing are fitted with medium pile carpet

### **Double Bedroom**

- Door opening measures 71cm x 180cm
- Overall dimensions measure 329cm wide x 340cm long
- Ceiling height 218cm to underside of beams
- Light switch 146cm high
- Bedroom floor are pine floorboard with a large short pile rug
- Bed access left hand side of the bed is 86cm
- Bed access right hand side of the bed is 50cm
- Bed access at end of bed is 112cm
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton

- 4ft 6” Double bed measures 137cm wide x 198cm long x 64cm floor to top of mattress
- Lighting by two double wall lights and two bedside lights

### **Bathroom & WC**

- Door opening measures 71cm x 182cm
- Overall dimensions measure 216cm max x 372cm
- Ceiling height 218cm
- Toilet seat height 43cm
- Roll top antique bath measures 57cm wide x 138cm long inside (70cm wide x 150cm long outside) with a stepover height of 64cm with bath/shower mixer valve (not thermostatically controlled)
- Mira Advance thermostatic memory shower in shower enclosure.
- Shower tray 75cm x 75cm. Door opening 53cm wide x 174cm high. Stepover height 31cm
- Standing height in shower 199cm
- Non slip rubber bath mat available
- Lino floor covering throughout bathroom
- Basin height 81cm, 60cm wide
- Basin and bath taps (both mixers) have cross head handles
- Lighting by 2 wall lights and a single R80 reflector spot light for basin.

### **Stairs to Second Floor**

- A narrow 54cm flight of stairs leads from the first floor landing through a doorway 54cm wide x 188cm high to the second floor twin bedroom
- 9 steps with 22cm risers 23cm treads to a corner half landing then 1 further step 26cm high 62cm wide into twin bedroom
- Width of stairs 54cm (61cm wall to wall) with NO handrail.
- Pinch point on the second step up 155cm high

- If required a removable stair gate 60cm wide can be fitted at the top of the stairs.

### **Twin Bedroom**

- The twin bedroom is on the second floor
- Overall dimensions measure 445cm max long x 387cm max wide
- Bedroom floor is carpeted with medium pile carpet.
- Bed access 53cm to left hand side, 53cm in centre and 53cm to right side
- Bed access at end of bed one bed is restricted to 40cm
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton
- Single beds are 3ft height 55cm floor to top of mattress
- Ceiling height 193cm under A frames (centre of bedroom) 265cm into apex, less at sides of beds
- Lighting by 1 x wall light and 2 x table lights
- Cupboards in eaves 130cm high left side, 80cm high right hand side (ceiling 117cm above)
- Velux window opener (at top of window) 183cm high
- Gable end window opener (with lock) 115cm high, 42cm reach

### **Front Garden and Patio**

- To the front of the cottage is a level paved area with an octagonal garden table (100cm across) and 4 chairs (42cm wide x 44cm high)
- Access leads from here via a timber gate 100cm wide to the lane.
- Access to the front garden from the patio is via 7 cast concrete steps with a step height from 13 to 22cm 75cm wide 30cm treads
- In the small grassed area at the top of the steps is a washing line 185cm at centre (180cm & 240cm each end)

## **Additional Information**

- Information folder is produced in 12 point font size (can be increased on request)
- Good mobile phone reception for O2 network, other networks have limited or no reception.

## **Contact Information**

- Address: Trevorrick Farm, St Issey, Cornwall, PL27 7QH
- Telephone: 01841 540574
- Email: [info@vinepark.co.uk](mailto:info@vinepark.co.uk)
- Website: [www.vinepark.co.uk](http://www.vinepark.co.uk)
- Hours of operation: Phones – 09:00-21:00 Monday - Sunday
- Local carers: The Carers Coordinator in Cornwall can give local information on a wide range of services in the area. Tel: 01208 815676 Email: [cornwallservices@rethink.org](mailto:cornwallservices@rethink.org)
- Local equipment hire companies: Tremorvah Industries. Email: [tremorvah@cornwall.gov.uk](mailto:tremorvah@cornwall.gov.uk). Tel: 01872 324340 Website: [www.tremorvah.co.uk](http://www.tremorvah.co.uk)
- Local public transport numbers: Western Greyhound buses 01637 871871 Web: [www.westerngreyhound.co.uk](http://www.westerngreyhound.co.uk) Train [www.thetrainline.com](http://www.thetrainline.com)
- Local Tourist Information Centre: Padstow 01841 533449

## **Future Plans**

- We are updating photos and text on our website (winter 2009-2010)

**We welcome your feedback to help us continuously improve if you have any comments please phone 01841 540574 or email [info@trevorrick.co.uk](mailto:info@trevorrick.co.uk)**

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**Created on: 31/01/2010**