

# Access Statement For Badgers Way Cottage

## Introduction

Our self catering cottage Badgers Way was formerly the milking parlour built in the local Trevorrick slate stone. Access is to the front 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 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](http://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 20 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 20 metres away from the front entrance.
- The cottage is approached from the car park to the rear of our farmhouse.
- Access to the front entrance is via a 20m part level and part sloping concrete path with a maximum gradient of 1:8.

## 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 Kitchen**

- There is a single step outside the cottage door measuring 122cm wide x 62cm deep x 24cm high.
- The door threshold is 12cm high x 14cm deep.
- The door opening is 78cm wide x 197cm high.
- The kitchen floor surface is finished with slate tiles
- Overall dimensions 323cm x 260cm
- The ceiling height is 232cm
- Worktop height is 89cm
- Cooker hob height 90cm.
- Fridge with freezer compartment over, height 140cm
- Microwave in cupboard housing
- Monobloc mixer taps to stainless steel sink unit with integral drainer
- Evenly lit kitchen with GU10 LED spotlights, LED spot lights beneath cupboard, LED strip plinth lighting
- Light switches are positioned at a height of 102-106cm

## **Sitting Room**

- A single step 17cm high x 90cm wide leads from the kitchen into the sitting/dining room.
- Floor surface finished with a quality barn oak laminate floor.
- Overall dimensions 502cm x 486cm
- The ceiling height is 237cm
- The sitting room comprises two 2 seater leather reclining sofas (seat squab 42cm high) with arm rests each end. Width between armrests 128cm, overall width 170cm. Cushions are provided (which may have feather filling).
- Digital (terrestrial) LED smart TV provided with remote control
- Evenly lit with centre 5 LED bulb light pendant on a dimmer switch and standard lamp to one side
- The dining table is lit by two hand made porcelain urchin pendant lights also on a dimmer switch.
- An open fireplace is provided for additional heating and comfort/enjoyment
- uPVC double glazed French doors lead from the sitting room to a private patio and garden. Single door 58cm wide x 190cm high. Double doors open to 121cm wide. Threshold (to patio) 25cm high x 15cm deep.
- A coir mat 194cm wide x 14cm deep is positioned in front of the French doors.

## **Dining Area within sitting room**

- Table height 76cm, 63cm to underside. 157cm long x 92cm deep
- 4 x Dining chairs (all moveable) that have no arms with a seat height of 47cm
- Bench seat in window 52cm high x 174 wide x 37cm deep with cushions (which may have feather filling).

## **Inner Lobby**

- A sliding door 71cm wide x 196cm high leads from the sitting room to a carpeted lobby
- Overall dimensions 346cm x 84cm
- Electricity meter in cupboard off lobby. Height 162cm
- Light switches 102-106cm high

## Double Bedroom

- A hinged door 72cm wide x 198cm high leads from the lobby into the double bedroom.
- Bedroom floor is a carpeted.
- Overall dimensions 504cm x 380cm
- Bed access to the right hand side of the bed is 250cm.
- Bed access to the left hand side of the bed is 50cm minimum.
- Bed access at the end of the bed is 62cm minimum (to radiator).
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton
- King sized double bed (5' wide) measures 66cm from floor to top of mattress
- Vanity unit has a basin 90cm high 46cm wide
- Ceiling height 237cm
- 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 past the kitchen and out through the main cottage door, OR via the inner lobby and out through the sitting room French doors, it may be necessary to exit through the bedroom window. This has an internal sill height of 71cm. The side hinged window has an opening of 43cm wide x 103cm high. The outside sill height measures 110cm.

## Twin Bedroom

- A hinged door 72cm wide x 198cm high leads from the lobby into the twin bedroom.
- Bedroom floor is carpeted.
- Overall dimensions 433cm x 227cm
- Right hand bed access is 125cm
- Left hand bed access is 73cm to wardrobe
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton
- Single beds are 3ft wide, height 60cm floor to top of mattress
- Ceiling height 237cm
- Access will be reduced if a cot is required
- In the event of a fire and a safe route is prevented past the kitchen and out through the main cottage door, OR via the inner lobby and out through the sitting room French doors, it may be necessary to exit through the bedroom window. This has an internal sill height of 60cm. The side hinged window has an opening of 43cm wide x 103cm high. The outside sill height measures 95cm.

## Bathroom & WC

- Hinged door into bathroom from lobby. Door opening 72cm wide x 197cm high
- Overall dimensions 241cm x 170cm
- Ceiling height 237cm throughout
- Toilet seat height 41cm
- Bath measures 1700cm long x 70cm wide with a step-over height of 56cm
- Standing height in bath 222cm
- 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 80cm, 59cm wide

- Basin and bath taps have cross head handles

## **Hot tub**

- Located 1m from the sitting room French doors in an enclosed garden.
- An insulated cover is kept on the hot tub which needs to be raised and lowered before and after each use. This has a lifting bar to assist.
- Moveable steps assist access into and out of the hot tub. These have 2 steps of 18cm each step. A further step over into the hot tub is 37cm.
- The hot tub is heated to 38deg C.
- Hot tub water is chlorinated and chemically balanced and tested daily. The water and filter are changed between each set of guests.

## **Additional Information**

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

## **Contact Information**

- Address: Trevorrick Farm, St Issey, Cornwall, PL27 7QH
- Telephone: 01841 540574
- Email: [stay@trevorrick.co.uk](mailto:stay@trevorrick.co.uk)
- Website: <https://www.trevorrick.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 welcome your feedback to help us continuously improve if you have any comments please phone 01841 540574 or email [stay@trevorrick.co.uk](mailto:stay@trevorrick.co.uk)

**Last updated: 05/10/2023**