

## **Access Statement For Badgers Way Cottage**

### **Introduction**

Our self catering cottage Badgers Way was formerly the milking parlour built in the local Trevorricks 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 website [www.trevorricks.co.uk](http://www.trevorricks.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 1 mile from Trevorricks Farm. A regular bus service links St Issey with Wadebridge (and on to Bodmin) and Padstow.
- The nearest train station (Bodmin Parkway) is 15 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.

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

- Luggage can be unloaded 20 metres from the front door of the cottage.
- There is off road parking for 1 car 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 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 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 91cm, grill height 67cm, oven with side opening door, shelf height 16-36cm high.
- Fridge with freezer compartment over, height 140cm – Microwave on top of fridge/freezer

- Lever turn hot and cold mixer taps to stainless steel sink unit with integral drainer
- Evenly lit kitchen with GU10 halogen & LED spotlights, strip light beneath cupboard
- 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 a 3 seater sofa (seat squab 47cm high) with arm rests each end and a 2 seater sofa. Cushions are provided (non feather).
- Digital (terrestrial) TV provided with remote control (also available are DVD, VHS video, stereo with CD, radio and tape)
- Evenly lit with centre 3 bulb (low energy) light pendant and standard lamp to one side
- 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 77cm, 64cm to underside. 152cm wide x 92cm deep
- 4 x Dining chairs (all moveable) that have no arms with a seat height of 46cm

- Bench seat in window 52cm high x 174 wide x 37cm deep

### **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 48cm minimum.
- Bed access at the end of the bed is 73cm minimum.
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton
- Double bed is 4ft6 height 54cm floor to top of mattress
- Vanity unit has a basin 90cm high 46cm wide
- Ceiling height 237cm

### **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 76cm to chest of drawers
- Left hand bed access is 70cm to wardrobe
- Non feather duvets and pillows are provided.

- Sheets, duvet covers and pillow cases are poly-cotton
- Single beds are 3ft wide, height 56cm floor to top of mattress
- Ceiling height 237cm

### **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 stepover 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
- Antislip lino floor covering throughout bathroom
- Basin height 80cm, 59cm wide
- Basin and bath taps have cross head handles

### **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@trevorrick.co.uk](mailto:info@trevorrick.co.uk)
- Website: [www.trevorrick.co.uk](http://www.trevorrick.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)**