

# Access Statement For Curlew Cottage

## Introduction

Our self catering cottage Curlew was formerly the half of a barn built in the local 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 15 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 15m 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 Sitting Room/Kitchen/Dining**

- There is a single outside step 26cm high x 122cm wide x 61cm deep
- The entrance at the front has a threshold 12cm high
- The door opening is 78cm wide x 170cm high.
- Inside the front entrance is a coir mat 84cm wide x 84cm deep with an edging strip 1cm high x 6cm wide. The entrance opens into an open plan sitting room leading through to a kitchen and dining area. The surface throughout is a quality barn oak laminate floor.
- Overall dimensions 510cm x 536cm
- The ceiling height downstairs is 197cm

## **Sitting Area**

- The sitting room comprises a 2 seater sofa and a 3 seater sofa (seat squab 45cm high) with arm rests each end. Cushions are provided (which may have feather filling).
- Digital TV provided with remote control and Chromecast Google TV smart functionality.
- Central heating thermostat is 154cm high

## **Kitchen & Dining Area**

- Worktop height 89cm.
- Hob (integral with the oven) is 90cm high
- Stainless steel sink unit with integral drainer level with the worktop
- Lever turn hot and cold mixer tap
- Evenly lit kitchen with GU10 LED ceiling recessed spotlights above work surfaces and LED lights under cupboards
- Fridge with freezer compartment over
- Microwave positioned on the kitchen worktop
- Dining table measures 76cm high x 122cm long x 74cm deep with legs on each corner, 62cm floor to lowest point of table (underspace)
- Chairs (all moveable) – 4 chairs that have no arms, 45cm high.

## **Twin Bedroom**

- The twin bedroom is on the ground floor off the main living area via a corridor 84cm wide
- The bedroom door opening measures 71cm wide x 186cm high
- Bedroom floor is carpeted with medium pile 80% wool carpet.
- Overall dimensions 505cm x 237cm
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton
- Single beds are 3ft height 58cm floor to top of mattress
- Ceiling height 197cm
- **In the event of a fire and a safe route is prevented past the kitchen and out through the main cottage door, it may be necessary to exit through the bedroom window. This has an internal sill height of 58cm. The side hinged window has an opening of 43cm wide x 103cm high. The outside sill height measures 100cm.**

## **Stairs**

- A single flight of stairs leads from the sitting room to the first floor double bedroom and

bathroom

- 11 steps with 20cm risers.
- Width of stairs 83cm with the narrowest point 76cm at the bottom.
- If required a removable stair gate can be fitted to the first step at the bottom of the stairs.

## **Upstairs Landing**

- The electricity meter and consumer unit is situated in the airing cupboard at the top of the stairs 140cm high
- Light switch 104cm high
- Stairs and landing are fitted with short pile berber carpet
- Overall dimensions 282cm x 176cm

## **Double Bedroom**

- Door opening measures 72cm x 197cm
- Bedroom floor is carpeted with medium pile carpet
- Overall dimensions 534cm x 315cm
- Bed access each side of the bed is 82-84cm
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton
- Double bed is 5ft King size, height 65cm floor to top of mattress
- Ceiling height 272cm
- Wall lights are fitted either side of the bed with dimmer switches accessible in bed.

## **Bathroom & WC**

- Door opening measures 72cm x 197cm
- Overall dimensions 247cm x 175cm
- Ceiling height 272cm
- Toilet seat height 43cm
- Bath measures 1700cm long x 70cm wide with a step-over height of 55cm
- Standing height in bath 198cm
- Thermostatic shower over bath with temperature limit to prevent scalding (unless manually overridden)
- Non slip rubber bath mat available
- Lino floor covering throughout bathroom
- Basin height 79cm, 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](mailto: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 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**