

Access Statement For Lily Pad Cottage

Introduction

Our self catering cottage Lily Pad is an end of terrace property built in approximately 1800 with access to the front and side 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 and 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 at the front door of the cottage
- There is a private parking space for one car at the side of the property
- Parking is 12 metres away from the front entrance to the side of the cottage.
- The cottage is approached from the front of our farmhouse
- Access to the front entrance is via a slightly sloping private drive of 1:35 gradient.

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 slight ramp (10cm rise) to the cottage entrance doorway, otherwise the concrete drive has a very gentle 1:20 gradient.
- The entrance at the front has a threshold 6cm high x 9cm deep.
- The door opening is 84cm wide x 193cm high.
- Inside the front entrance is a coir mat 90cm wide x 77cm 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 smooth quality maple laminate floor.
- Overall dimensions 601cm x 344cm
- The ceiling height is 201cm
- The electricity meter and consumer unit is situated in a cupboard near the front door at a height of 193cm
- Light switches are positioned at a height of 123 - 134cm

Sitting Area

- The sitting room comprises 2 x two seater leather reclining sofas (seat squab 43cm 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.
- A log burner is provided for additional heating and comfort/enjoyment.

Kitchen & Dining Area

- Worktop height 89cm.
- Grill door is drop down which can be accessed from the front or either side
- Oven door is left hinged which can be accessed from the front or right side
- Hob (integral with the oven) is 90cm high
- Sink is inset into the worktop
- Monobloc mixer tap with ¼ turn levers
- Evenly lit kitchen with R63 spotlights above work surfaces and dining table where required
- Fridge with freezer compartment over
- Microwave positioned on top of fridge/freezer 140cm high
- Dining table measures 86cm x 86cm and is 77cm high, 65cm floor to frame of table (underspace)
- Chairs (all moveable) – 4 chairs (with leather padded seat covers) that have no arms 47cm high.
- The central heating thermostat is 182cm high. Radiators have TRVs.

Bedroom

- There are 2 steps down from the kitchen and dining area into the bedroom. The first step (13cm) through the doorway (72cm wide x 196cm high) measures 83cm wide x 66cm deep. The second step (17cm) is to the bedroom floor level
- Bedroom floor is carpeted with a berber pile 80% wool carpet.
- Overall dimensions 358cm x 310cm
- Bed access to the right hand side of the bed is 86cm tapering to 55cm.
- Bed access to the left hand side of the bed is 61cm opening to 100cm
- 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 257cm rising to 357cm at apex
- 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 through the kitchen, living room and out through the main cottage door, it may be necessary to exit through the bedroom window. This has an internal sill height of 67cm. The side hinged window has an opening of 46cm wide x 89cm high. The outside sill height measures 87cm.

Bathroom & WC [en-suite]

- Single 8cm up through door into a tiled floor bathroom. Door opening 67cm wide x 197cm high
- Ceiling height 198cm through doorway, 210cm throughout rest of bathroom
- Overall dimensions 226cm x 164cm
- Toilet seat height 45cm
- Shower tray nominally 140cm x 90cm (137cm x 85cm max)
- Glass shower screen opening 54cm wide
- Standing height in shower 198cm
- Thermostatic shower with temperature limit to prevent scalding (unless manually overridden)
- Non slip rubber bath mat available
- Basin height 86cm, 60cm wide
- Monobloc mixer tap with ¼ turn levers to basin

Hot tub

- Located 12m from the cottage entrance in a gated wooden decked 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
- 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@trevorricks.co.uk

Last updated: 05/10/2023