

Access Statement For Owls Roost Cottage

Introduction

Our self catering cottage Owls Roost was formerly the half of a barn built in the local slate stone. Access is to the end 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.trevorrick.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 Trevorrick 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 5 metres from the front door of the cottage
- There is off road parking for 1 car in our car park
- Parking is 15 metres away from the front entrance on level ground
- The cottage is approached from the car park to the rear of our farmhouse
- Access to the front entrance is via our level private cottage car park

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 Sitting Room/Kitchen/Dining

- There are three steps outside up to the cottage door each 140cm wide x 61cm deep x 23cm high
- The entrance at the front has a threshold stepover 22cm high
- The door opening is 76cm wide x 197cm high.
- Inside the front entrance is a coir mat 138cm wide x 97cm deep with an edging strip 1cm high x 6cm wide. The entrance opens into an open plan kitchen and dining area leading through to the sitting area. The surface throughout is a quality barn oak laminate floor.
- Overall dimensions 579cm x 511cm

- The ceiling height upstairs is 269cm

Kitchen & Dining Area

- Worktop 89cm high x 59cm deep
- 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 halogen/LED spotlights above work surfaces and strip light under cupboard
- Fridge with freezer compartment over
- Microwave positioned on top of fridge/freezer
- Oval extending dining table measures 73cm high x 170cm long x 111cm wide when closed, 61cm floor to lowest point of table (underspace)
- Chairs (all moveable) – 4 chairs that have no arms 46cm high.

Sitting Area

- The sitting room comprises a 3 seater sofa (seat squab 41cm high) with arm rests each end and a single seater sofa chair. Cushions are provided (non feather).
- Digital (terrestrial) TV provided with remote control (also available are DVD, VHS video and radio)
- A log burner is provided for additional heating and comfort/enjoyment

Stairs

- A flight of stairs leads from the sitting room to the ground floor with a single turn and landing halfway
- 11 steps total with 20-22cm risers, 24cm treads
- Half landing 97x85cm
- Narrowest point of stairs 75cm at the top with stair gate.
- If required a removable stair gate can be fitted at the top

the stairs.

Downstairs Lobby

- Ceiling height 194cm
- Overall dimensions 272cm x 101cm
- Light switch 104cm high
- Stairs and landing are fitted with short pile carpet

Double Bedroom

- Door opening measures 71cm x 186cm
- Bedroom floor is carpeted with short pile 100% wool carpet
- Overall dimensions 319cm x 397cm
- Bed access left hand side of the bed is 56cm with a corner pinch point 30cm
- Bed access right hand side of the bed is 38cm
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton
- Double bed is 4ft6 height 58cm floor to top of mattress
- Ceiling height 194cm

Bunk Bedroom

- The bedroom door opening measures 71cm wide x 186cm high
- Bedroom floor is carpeted with short pile 100% wool carpet.
- Overall dimensions 315cm x 235cm
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton
- Bunk beds are 3ft wide and measure 49cm and 129cm from floor to top of mattresses
- Ceiling height 194cm
- The electricity meter is situated in the airing cupboard within the bedroom

Bathroom & WC

- Door opening measures 71cm x 186cm
- Overall dimensions 231cm x 170cm
- Ceiling height 194cm
- Toilet seat height 42cm
- Bath measures 1700cm long x 70cm wide with a step-over height of 54cm
- Standing height in bath 179cm
- 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 82cm, 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
- Website: 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
- Local equipment hire companies: Tremorvah Industries.

Email: tremorvah@cornwall.gov.uk. Tel: 01872 324340

Website: www.tremorvah.co.uk

• Local public transport numbers: Western Greyhound buses 01637 871871 Web: www.westerngreyhound.co.uk

Train 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 intend to refit the kitchen over the 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