

Access Statement For The Old Round House

Introduction

Our self catering cottage The Old Round House was formerly the corn mill powered by a donkey. Access is to the 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 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 5 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 5 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 our level private cottage car park and slightly sloping paved path

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

- The entrance at the front has a threshold step over 19cm high
- The door opening is 79cm wide x 198cm high.
- Inside the front entrance is a coir mat 129cm wide x 48cm deep.
- The kitchen floor is laminate tiles
- Overall dimensions 257cm x 287cm
- Kitchen worktops are 89cm high x 61cm deep
- Hob is inset into the worktop 89cm high
- Double oven is built in. Top oven door handle 103cm, bottom oven door handle 72cm from floor. Top oven shelves 83-94cm, bottom oven shelves 41-64cm from floor.
- Stainless steel sink unit with integral drainer level with the worktop
- Lever turn hot and cold monobloc mixer tap
- Evenly lit kitchen with GU10 halogen/LED spotlights above work surfaces and strip light under cupboard
- Fridge with freezer compartment over 144cm high
- Microwave on shelf above oven 119cm high
- Slimline dishwasher built in
- The kitchen opens into an open plan sitting room with dining area by a window.

Sitting Room

- The sitting room comprises a 2 seater leather reclining sofa (seat squab 41cm high) with arm rests each end and a single seater leather reclining sofa chair. Cushions are provided (which may have feather filling).
- Overall dimensions 636cm x 411cm
- Digital TV provided with remote control and Chromecast Google TV smart functionality.
- An open fireplace is provided for additional heating and comfort/enjoyment
- Light switches 104cm high
- Power sockets 44cm high
- Bluetooth speaker power switch 183cm high
- Central heating thermostat 157cm high
- Lowest height in sitting room due to beams 184cm
- uPVC double glazed French doors lead from the sitting room to a private patio and garden. Single door 51cm wide x 192cm high. Double doors open to 96cm wide. Threshold (to step) 13cm high x 15cm deep. Outside step to patio 144cm wide x 32cm deep x 20cm high

Dining Area

- Round dining table measures 76cm high x 91cm diameter.
- Chairs (all moveable) – 4 chairs that have no arms 45cm high

Lobby

- Airing cupboard with electricity meter and consumer unit 144cm high
- Overall dimensions 248cm x 187cm
- Light switch 104cm high

Double Bedroom

- Door opening measures 72cm x 197cm
- Bedroom floor is carpeted with a berber weave
- Overall dimensions 351cm x 349cm maximum
- Bed access left hand side of the bed is 86cm minimum
- Bed access right hand side of the bed is 63cm minimum
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton
- 5ft" King size double bed, height 66cm floor to top of mattress
- 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 through the living room French doors, it may be necessary to exit through the left bedroom window. This has an internal sill height of 86cm. The side hinged window has an opening of 45cm wide x 103cm high. The outside sill height measures 110cm.

Bathroom & WC

- Door opening measures 63cm x 192cm
- Overall dimensions 248cm x 150cm
- Ceiling height 226cm restricted to 180cm beneath beams
- Toilet seat height 43cm
- Bath measures 1700cm long x 70cm wide with a step over height of 53cm
- Standing height in bath 211cm
- 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 81cm, 59cm wide
- Basin and bath taps have cross head handles

Hot tub

- Located 3m from the cottage entrance in an enclosed fenced 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.
- The hot tub is raised on a plinth 22cm high
- 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@trevorrick.co.uk

Last updated: 05/10/2023