

# Access Statement For Serendipity Cottage

## Introduction

Our self catering cottage Serendipity is a middle terrace property built in approximately 1800 with access 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 at the front door of the cottage
- There is private parking with one space allocated for this cottage to the front of the property
- Parking is 7 metres away from the front entrance.
- 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 with the concrete driveway having a gentle gradient
- The entrance at the front has a threshold 1cm high
- The door opening is 76cm wide x 186cm high.
- Inside the front entrance is a coir mat 80cm wide x 95cm deep with an edging strip 1cm high x 6cm wide.
- The entrance opens into an open plan sitting room leading to a kitchen and dining area. The surface throughout is a smooth quality barn oak laminate floor.
- Overall dimensions 691cm x 342cm
- The ceiling height is 201cm
- Light switches are positioned at a height of 103cm

## **Sitting Area**

- The sitting room comprises a 3 seater leather reclining sofa (seat squab 40cm high) with arm rests each end and a matching single seater sofa. Cushions are provided (which may have feather filling).
- Digital TV provided with remote control and Chromecast Google TV smart functionality.
- Evenly lit with R63 (low energy) spotlights and a standard lamp
- A log burner is provided for additional heating and comfort/enjoyment
- Central heating thermostat is 173cm high.

## **Kitchen & Dining Area**

- Worktop height 89cm.
- Oven door is left hinged which can be accessed from the front or right side
- Hob (integral with the oven) is 90cm high
- Stainless steel sink with integral drainer
- Lever turn hot and cold mixer tap in sink
- Evenly lit kitchen with four GU10 LED spotlights above work surfaces, strip light beneath cupboard and a separately switched R63 LED spotlight above dining table
- Fridge with freezer compartment over
- Microwave positioned on top of fridge/freezer 142cm high
- Dining table measures 76cm high, 152cm long x 77cm deep. 62cm floor to lowest point of table (under space)
- Chairs (all moveable) – 6 chairs (with padded seat covers) that have no arms are 42cm high

## **Inner Lobby**

- Doorway 72cm wide x 192cm high leads from the sitting room to a carpeted lobby (short pile berber weave)
- Overall dimensions 201cm x 165cm

## **Double Bedroom**

- Doorway 72cm wide x 194cm high leads from the lobby into the double bedroom.
- Bedroom floor is a smooth barn oak laminate floor.

- Overall dimensions 512cm x 316cm
- The electricity meter and consumer unit is situated in a cupboard near the door at a height of 160cm.
- Bed access to the right hand side of the bed is 56cm .
- Bed access to the left hand side of the bed is 216cm.
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton
- Double bed is 5ft King size, height 72cm floor to top of mattress
- Ceiling height 201cm
- 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 inner lobby and living room and out through the main cottage door, it may be necessary to exit through a bedroom window. This has an internal sill height of 68cm. The side hinged window has an opening of 29cm wide x 105cm high. The outside sill height measures 100cm.

## **Twin Bedroom**

- A hinged door 79cm wide x 196cm high leads from the lobby into the twin bedroom.
- Bedroom floor is carpeted.
- Overall dimensions 435cm x 281cm
- Bed access between beds 82cm.
- Non feather duvets and pillows are provided.
- Sheets, duvet covers and pillow cases are poly-cotton
- Single beds are 3ft wide, height 52cm floor to top of mattress
- Ceiling height 201cm
- In the event of a fire and a safe route is prevented through the inner lobby and 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 98cm. The top hinged window has an opening of 78cm wide x 34cm high. The outside sill height measures 115cm.

## **Bathroom & WC**

- Hinged door into bathroom from lobby. Door opening 72cm wide x 192cm high
- Overall dimensions 322cm x 174cm
- Ceiling height 201cm throughout
- Toilet seat height 42cm
- Toilet has horizontal grab rails 60cm long behind and to one side of toilet. To the other side is a drop down grab rail.
- Bath measures 170cm long x 70cm wide with a step over height of 56cm
- Standing height in bath 189cm
- 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 81cm, 59cm wide
- Basin grab rails (vertically mounted either side of basin) 27cm long x 3.5cm diameter.
- Basin taps have cross head handles

## **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](mailto: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](mailto:stay@trevorrick.co.uk)

**Last updated: 22/05/2022**