



## Access Statement for Boscrowan Self Catering Cottages

### Introduction

We have 2 self catering holiday cottages at Boscrowan. The granite cottages are adjoining with 2 external walls between them. They are accessed from the Bone Valley road down a short concrete drive with no lighting. Inside the main gate the surface is loose chippings.

Peace and Plenty is a reverse level sleeps 4 property with the bedrooms and bathrooms downstairs and the living, dining and kitchen area is open plan upstairs and is accessed by external granite steps.

Ring and Thimble is a sleeps 2 property with a downstairs utility room, kitchen and living room. Upstairs is one bedroom and a bathroom

### Pre-Arrival

- We have a modern website with pictures of the rooms.
- Bookings/enquiries can be made directly from the website, via email, by telephone or letter.
- The distance to the nearest village, Heamoor, is approximately a quarter of a mile. Heamoor has a very well stocked Lonsdale supermarket and newsagent, a baker, post office and a pub.
- The nearest bus stops are in Heamoor.
- The nearest main line train station and bus and coach station is at Penzance which is approximately 2 miles away. There is also a taxi rank at Penzance station.
- The nearest town is Penzance which is approximately 2 miles away.
- This access statement is available on our website and in the 'Guest Information' folder in Ring and Thimble and Peace and Plenty.

### Arrival & Car Parking Facilities

- The distance from the Bone Valley road to the property is approximately 100 metres.
- Peace and Plenty has parking in its own garden area. Ring and Thimble also has parking in its own garden area but access to the cottage is down 8 granite steps
- There is outside lighting with infrared detectors which will switch certain lights on should you arrive in the dark for Peace and Plenty. There is an exterior light for Ring and Thimble which must be turned on manually.

# Peace and Plenty

## Main Entrance

- There are 11 external steps to the main door to the rear of the building which are each 20cm high.
- The main door is 75cm wide by 194cm high with the hinge on the left hand side. The keyhole height is 102cm and the handle height is 102cm high from the top of the step.
- The main door opens directly into the kitchen/living area.
- The light switches are on the right hand side as you enter into the room and are 110cm high.
- There is one step to the front external door which is 23cm high
- The front external double door opening is 1774cm x 66cm.
- All light switches are at 130cm height.

## Living Room

- The flooring upstairs is wood. The stairs, lower hallway and bedrooms are carpeted and the bathrooms are ceramic tiles.
- The light/dimmer switches are 110cm high and the bedside light switches are 76cm.
- The power sockets are 43cm high
- There is a flat screen LCD TV with a built in DVD/CD player and a remote control.
- There is a rug in the centre of the floor.
- There are wall lights, ceiling lights and a table lamp and a standard lamp.
- The sofa and armchairs are 40cm high.
- The coffee table is 40 cm high.

## Dining Area

- The wood dining table is 78cm high.
- There are four dining chairs with cushion pads, being 46cm high.
- There is a rug under the table.

## Kitchen

- The worktops are 92cm high and 65cm deep.
- The sink is 89cm high.
- There are wall cupboards at 145cm from the floor and 54cm above the work surface.
- The electric oven is built in under the work surface. The oven door is a drop down door.
- The dishwasher is built in under the work surface and has a drop down door.
- The fridge/freezer is built into the kitchen and is a hinged door with the hinges to the right.
- The fire extinguisher and fire blanket are beside the dining table and are 1.5m above the floor.
- The kitchen is lit by a central light down lighters and also under cupboard lights.

## Stairs

- There are 11 steps which are 80 cm wide and 20cm deep with one hand rail which is 82 cm above the stair height

### **Main bedroom**

- The 5' king size bed is 66cm high and the bedside tables are 62cm high.
- The lighting is wall lights and bedside lamps.
- The light switch is 130cm high.
- The power sockets are 30 cm high.

### **Ensuite shower room**

- The shower tray internally is 74cm x 112cm
- The shower opening is 46cm wide and there is a step into it which is 14cm
- The top of the hand basin to the floor is 82cm.
- There is a ladder style radiator beside the toilet.
- The smallest width for manoeuvring around in the shower room is 55cm
- The toilet seat is 43cm high.
- There are no grab rails in the shower room
- There are ceiling down lighters and a shaving light in the bathroom.

### **Twin bedroom**

- There are 2 x 3' beds which are 60cm high and the bedside table is 62cm high.
- The lighting is wall lights and a bedside light.
- The light switch is 110cm high.

### **Main bathroom**

- The bathroom door is 193cm high and 68cm at its narrowest width and the door handle is 80cm high.
- The bath is 56cm high. The internal width is 55cm and length is 145cm
- The top of the hand basin to the floor is 82cm.
- There is a ladder style radiator in the bathroom on the wall beside the end of the bath.
- The toilet seat is 43cm high.
- There are no grab rails in the bathroom.
- There are ceiling down lighters and a shaving light in the bathroom.

### **Ground floor hall**

- There is a 15cm high step leading down to the main bathroom and twin bedroom.

### **Outdoor Facilities**

- Visitors have a garden and patio area
- Visitors have access to the orchard and the 25 acres of land.
- There are seats and tables in various places around the property.

# Ring and Thimble

## Main Entrance

- The main entrance for guests is at the rear of the property. There are 9 x 15cm granite steps leading down from the car parking area in the garden.
- The doorway at the back has a 4.5cm step.
- The front door has a disabled slope to access it. The height of the front door handle is 115cm.
- All light switches are at 110cm.
- All internal and external doors are 77.5cm wide at the narrowest point.

## Utility Room

- The external door is 200cm high and 77.5cm wide.
- The external door handle is 136 cm high.
- The worktops are 138cm high
- The thermostat is at a height of 120cm.

## Kitchen

- The kitchen door is 200cm high and 80 cm wide
- The worktops are 91cm high and 61cm deep. The Aga is also 91cm high.
- The sink is at a height of 88cm.
- The wall units are 48cm above the worktop.
- The fire blanket is mounted at 120cm high.

## Living Room and dining area

- The floor is oak.
- The patio doors are 200cm x 110cm high.
- The sockets are at 45cm from the floor.
- The armchairs are 46cm high.
- The coffee table is 40cm high.
- The dining table is 78cm high
- The dining chairs are 46cm high.

## Stairs

- The stairs are oak, there are 4 x 20cm steps followed by 8 x 20cm steps.
- There is a handrail on the left hand side.

## Bedroom

- The bedroom and upstairs landing is carpet.
- The 6' super king size bed is 60cm high.
- The bedside tables are 65cm high.
- The lighting is a central light, wall lights and bedside lamps

## **Bathroom**

- The bathroom door is 193cm high and 68cm at its narrowest width and the door handle is 80cm high.
- The free standing bath is 58cm high, external width and length being 80cm. and 172cm and internal width and length being 63cm and 157cm respectively.
- The shower opening is 88cm wide and there is a step up into it which is 14cm high.
- The main shower tray internally is 55 x 148cm.
- The top of the hand basin to the floor is 82cm.
- The smallest width for manoeuvring around in the bathroom is 155cm.
- There are 2 ladder style radiator towel rails beside the bath and beside the hand basin.
- The toilet seat is 43cm high.
- There are no grab rails in the bathroom.
- There is a central light, recessed spotlights and a light over the hand basin.
- The light pull cord is at 140cm.
- The floor is travertine tiles.

## **Outdoor facilities**

- Visitors have a garden and patio area.
- The garden is on different levels with steps and slopes.
- Visitors have access to the orchard and the 25 acres of land.
- There are seats and tables in various places around the property.

## **Additional Information**

- A Welcome Pack is provided on arrival.
- Manufacturers' instruction leaflets are in a drawer in the kitchen.
- Local maps and leaflets for places of interest are available in the main house guest lounge.
- The premises are non smoking.
- Pets are not accepted.
- Peace and Plenty is not suitable for children under 2 years of age.
- Ring and Thimble is not suitable for children under 16 years of age.
- All pillows and duvets are synthetic, anti allergy.
- All measurements shown are approximate.