

**RESTORMEL MANOR COTTAGES
WARRICKS
LOSTWITHIEL
PL220HN**

ACCESS STATEMENT

Introduction

Warricks has been sensitively converted from a traditional farm building into a stylish holiday cottage combining the traditional materials of the structure with contemporary furnishings and all equipment we think you will need for an enjoyable and comfortable holiday.

Our cottages, due to the restricted size of the buildings are not designed for wheelchair access although we have incorporated level access features wherever possible.

We hope that this Access Statement will provide all necessary information relating to Warricks but if you have any queries or specific needs, we will be very happy to help.

Pre Arrival

Our web site includes detailed information on Warricks including photographs and floor plans.

Bookings and enquiries can be made via e mail, fax or phone with all details published on our web site.

The nearest train station is in Lostwithiel and is approximately 1 mile from Restormel / Warricks

A local taxi firm can be pre booked - **Lostwithiel Private Hire**Taxis & Private Hire Vehicles Tel: **01208 871538**.

Shopping can be pre delivered by major supermarkets in the area although a full range of small local shops can be found in Lostwithiel.

Arrival, Reception and Car parking

Approaching Lostwithiel on the A390 from the East, pass over the river and take the first right turn opposite the Community Centre into Restormel Road following the brown sign for Restormel Castle. Continue along this road for approximately 1/2 mile until you see a driveway to the right. Follow the drive and Guest parking is on the left immediately before the gate.

Approaching Lostwithiel on the A390 from the West continue into Queen street after the junction with Royal Talbot hotel on the left hand side and take the next left hand turn into Restormel Road following the brown sign for Restormel Castle. Continue along this road for approximately 1/2 mile until you see a driveway to the right.

Approach to Restormel Manor

Follow the drive and Guest parking is on the left immediately before the gate. The main car park is illuminated at night and has a rolled stone / gravel finish and adjoins a tar driveway leading to the cottages. The driveway adjoining the car park has maintained night lighting to the cottages and swimming pool.

As part of the booking process you are provided with details of the garden areas designated for Warricks which is adjacent to the cottage and also a location plan showing the off loading area for luggage on arrival. We would be grateful if you could park in the main car park throughout your stay to minimise disturbance to other guests and to maintain the car free environment around the cottages. *We do however understand that guests with mobility problems may need to drive or be driven to the point nearest the cottage which is the turning area adjacent to the arch way and clothes drying area.*

The distance from the arch to entrance door of Warricks is approximately 12 metres. The entrance driveway and turning area adjacent to the courtyard cottages has a smooth tar finish. The archway and paths around the courtyard are formed in stable bricks and have an even diamond patterned finish suitable for pushchair and pedestrian traffic. The path levels rise and fall in gradients (gradual) but have no steps to the cottage.

The garden area is adjacent to Warricks but is on the outside of the courtyard approximately 12 metres from the front door. The garden area is adjacent to the rear yard and is securely gated and fenced. The attractive garden area has garden furniture comprising a table and 4 chairs on grass.

There is also a private courtyard area accessed off the double bedroom (formerly a bull pen). The courtyard is stone cobbled with level access to the double bedroom. There is a gate providing access from the former bull pen to the main landscaped courtyard with a 140 mm high step down from the bull pen. The cobble surface in the bull pen is uneven.

Entrance to Warricks

The main access door to Warricks has a level threshold with weather bar up stand of approximately 18 mm in height. The outer door has a clear opening width of 900 mm leading to the open plan kitchen / dining / sitting room. The entrance door has a lever type handle. The floor is oak with a recessed mat well and coir mat. A door leads off to a hallway providing access to a twin and double bedroom, both en suite.

There are two sets of steps in the cottage.

Kitchen / dining / sitting room

All internal doors have traditional round knob type handles. All internal doors provide a clear width of 700mm.

The room is open plan with a glazed door providing direct access to the courtyard garden, 900 mm clear width. There are two windows overlooking the garden area to the exterior of the courtyard range.

Flooring to the room is oak throughout with a large rug between the twin sofas. Kitchen worktops are slate 900 mm high with cupboards under and wall units above with bottom shelf height of 1400 mm rising to 2150 mm. Belfast sink with drainer 900 mm high.

There are 2 armchairs and a sofa with a seat height of approximately 400 mm and a table 760mm high and 4 painted timber chairs 450 mm seat height.

The kitchen has a full range of equipment:-

Cooker with ceramic hob 900 mm high, double oven, top oven / grill with drop down door. Grill height 700 mm lowest shelf to bottom oven 180 mm left side hinged.

Washer dryer and dishwasher.

Microwave on slate worktop 900 mm high.

Free standing fridge freezer 1500 mm tall. The top section is the fridge with lowest shelf height 1000 mm. the bottom section is a freezer with drawers, lowest shelf height 150 mm.

Lighting is via a variety of sources including lamps, a light fitting over the dining table and pelmet lights under the kitchen units to provide varying lighting levels as required.

A 42 inch television, DVD player and mini hi fi are provided all with remote control. There is a wood burning stove with children's fire guard available on request. A log basket and logs are provided and this can be refilled by guests if required from the log store as shown on the provided block plan.

There is a low level coffee table height approximately 350 mm which can be moved. All windows have curtains or blinds. Due to the nature of the property some blinds can only be closed by reaching over furniture or kitchen units to release the draw string to open or close the blinds.

Wireless broad band access is provided.

Access to bedrooms and bathrooms

Access to the bedrooms is through the open plan kitchen dining sitting room with a door leading off to a hallway. There are 2 steps of approximately 200 mm and an oak landing area before the hallway door. There is no handrail.

The hallway is fully carpeted with a Berber twist wool carpet and clear space at doorways is a minimum of 700 mm.

Bedrooms generally.

All beds have throws or covers over Egyptian Cotton bedding. Our quilts and pillows are all feather although hypoallergenic pillows and quilts are available on request.

Twin en suite bedroom

The twin bedroom is accessed off the hallway. There is a built in wardrobe with hangers and hanging rail. The twin beds have wooden headboards. The beds are 560 mm high 900 mm wide and 2000 mm long. The bed bases are sprung with firm edges. There are bedside tables approximately 580 mm high, small stools and a chest of drawers approximately 1200 mm high.

The twin room has a fitted Berber twist wool carpet.

There is an external glazed door 1050 mm clear which can be used to provide direct access to the twin bedroom. The door is curtained and has a view over the courtyard garden.

Lighting is via table lamps, mainly switched from the door on a 5 amp ring mains.

En suite shower room

The en suite shower room is accessed via the twin room and has level access with vinyl floor covering. Minimum door width 700 mm.

There is a 750 x 750 mm square shower cubicle with 600 mm wide clear access from the entrance door from the bedroom.

WC height 400 mm. Minimum distance to wall 700 mm

Wash basin height 825 mm. Minimum distance to wall 800 mm

Electric shaver point.

There is an electric fan and heated towel rail.

The bathroom is evenly illuminated with recessed down lights.

Double en suite bedroom

Accessed from the hallway.

En suite bathroom

The bathroom is located at the lower level before the steps.

with vinyl floor covering. Minimum door width 690 mm.

Bath with flexible shower over and half glazed shower screen.

Bath height is 460 mm, length 1700mm

WC height 400 mm. Minimum distance to wall 1000 mm

Wash basin height 825 mm. Minimum distance to wall 1300 mm

Electric shaver point.

There is an electric fan and heated towel rail.

The bathroom is evenly illuminated with recessed down lights.

There are two steps 225 mm high and one 290 mm tread. The stairs and room are fully carpeted with a Berber twist wool carpet. There is no handrail.

Double en suite Bedroom

Double bed 560 mm high 1500 mm wide and 2000 mm long. The bed base is sprung with firm edges. The bed has a padded headboard with linen cover. The bedside tables are approximately 690 mm high either side of the bed. There is a built in wardrobe with hanging rail and hangers and a chest of drawers height 1050 mm. A glazed door provides direct access to the bull pen courtyard, minimum width 900 mm. there is a level threshold to the cobbled yard which has an uneven surface.

Lighting is via table lamps, mainly switched from the door on a 5 amp ring mains.

Services

The water supply is mains fed.

The electricity is supplied from a green Energy supplier.

All heating and hot water is supplied from our carbon neutral bio mass boiler (wood chip) which serves the entire complex and swimming pool.

Facilities

Swimming Pool

The indoor heated swimming pool has level access, male and female changing rooms and a unisex disabled toilet with baby changing facility.

The pool, accessed by stairs and a grab rail is 1200 mm deep constant depth and heated to 30 °C.

The swimming pool is subject to our rules and accessed via a code provided in the general information folder upon arrival.

Play area

There is a children's play area adjacent to the swimming pool with an activity tower with slide, swings (one suitable for infants), monkey ladder etc. The tower is bedded in bark chips to provide a soft surface for younger guests.

There is also a climbing frame with scramble net and an adventure trail for older children in grass. Children should be supervised at all times on the play equipment by an adult.

Tennis Court

There is a full sized tennis court with racquets and balls provided. Children should be supervised at all times.

Games Room

There is a games room in a farm barn adjacent to the log store and rubbish / recycling area. The games room has level access and is equipped with pool table, dart board and table tennis.

Shopping

There are a full range of facilities in the excellent town of Lostwithiel and details are published in our information manual and include a delicatessen, butchers, bakers, newsagents, a convenience store and cooperative.

Cash point

The cooperative store in Fore Street (the main street) has a cash point.

Telephone

A credit card telephone system is available in your cottage and operation details are contained within the equipment manual.

Baby Equipment

The cot, stair gate (where necessary) hi-chair and fire guards are left out for guests use upon request.

LOCAL INFORMATION

Doctor: Lostwithiel Surgery. Tel: 01208 872589.

Accident & Emergency: Royal Cornwall Hospital, Treリスケ, Truro.

Tel : 01872 250000

Chemist: Mountchase Pharmacy, 13 Fore Street, Lostwithiel. PL22 0BW.

Tel : 01208 872368

Dentist: Dental Helpline Tel: **0800 371192**

Lostwithiel Station Yard. Tel: 01208 873290.

Police Non urgent calls Tel: 0845 2777444

Emergency Services:- Ambulance, Coastguard, Fire Brigade, Police, Mountain Rescue, Cave Rescue

EMERGENCIES ONLY Tel: **999**

FROM A MOBILE PHONE Tel: **112**

Tourist Information

At Lostwithiel Community Centre (signposted from the main road). Open from 10am. Tel 01208 872207.

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