

**BOWLAN  
LOSKEYLE FARM COTTAGES  
ST. TUDY  
BODMIN  
CORNWALL  
PL30 3PW**

## **ACCESS STATEMENT**

### **Introduction**

Bowlan 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 Bowlan 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 Bowlan 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 main line train station is Bodmin Parkway and is approximately 9.5 miles from Loskeyle/ Bowlan

Bodmin Parkway Train Station is served by a taxi rank or you can pre-book:  
Bodmin Parkway Taxis: 01208 77340  
Parnells Taxis: 01208 78788 or 01208 75000  
A1 Taxis: 01208 77000

Shopping can be pre delivered by major supermarkets in the area although a full range of shops can be found nearby towns of Bodmin, Camelford, Wadebridge along with convenience stores in the villages of St Breward, St Tudy and Blisland.

## **Arrival, Reception and Car parking**

From the B3266 southbound, turn left towards ‘St Breward 3, Blisland 2<sup>3/4</sup>, The Camel Trail’. At the crossroads turn left crossroads and Loskeyle Farm is on the left. Follow the drive around to the car parking areas to the left of the barns.

From the B3266 northbound, turn right, opposite Tinten Manor Farm, towards ‘St Breward 3, Wenford Bridge 1¼’. Continue straight on at the crossroads and Loskeyle Farm is on the left. Follow the drive around to the car parking areas to the left of the barns.

## **Approach to Loskeyle**

Follow the drive and Guest parking for Bowlan is to the top left of the site, past the entrance to the courtyard. There are a total of eight parking spaces around the site, providing one per property along with parking for four additional shared overflow spaces. The driveway and parking areas are illuminated at night and have a rolled stone / gravel finish. The driveway adjoining the car parking areas has maintained night lighting to the cottages.

As part of the booking process you are provided with details of the garden areas designated for Bowlan, which is accessed directly from the property. We would be grateful if you could park considerately within allocated car parking areas 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, for Bowlan is the entrance gate from the driveway, close to the parking area.*

The distance from the footpath entrance gate to entrance door of Bowlan is approximately 18 metres. The footpath to the main entrance is gravel that leads to the terrace formed in stable bricks and have an even diamond patterned finish, leading to the entrance door. The path levels rise and fall in gradients (gradual) but have no steps.

The garden area is adjacent to Bowlan, accessed directly from the main entrance. The garden area is securely gated and enclosed by a combination of hedge, fencing and a stone wall. The attractive garden area has garden furniture comprising a table and 4 chairs on stable brick terrace

## **Entrance to Bowlan**

The main access door to Bowlan has **one 160mm step** along with a weather bar up stand of approximately 18 mm in height. The outer door has a clear opening width of 720mm leading to the hallway. The entrance door has a lever type handle. The floor is slate with a recessed mat well and coir mat. The hallway has a minimum width of 1100mm and provides access to a Cloakroom, Utility Room and Kitchen. Natural light is from the part glazed entrance door complete with curtain.

## **Kitchen**

All internal doors have traditional round knob type handles. All internal doors provide a clear width of 720mm.

The room accommodates a table to seat four people and has a window overlooking the private terrace complete with blind. The table is 760mm high with a seat height of 460mm. Flooring to the room is slate with wooden kitchen worktops 900 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.

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.

Dishwasher.

Microwave on wooden worktop 900 mm high.

Free standing fridge freezer 1860 mm tall. The top section is the fridge with lowest shelf height 1130 mm. The bottom section is a freezer with drawers, lowest shelf height 150 mm.

Lighting is via a variety of sources including recessed down lights, under pelmet lighting and pendant over the table, switched separately to provide varying levels of lighting.

## **Utility Room**

The room comprises of a built in storage cupboard, and slate flooring continues with wood laminate worktop, 900 high. There is a 1.5 bowl stainless steel sink as well as: Washing Machine and Tumble Dryer.

Lighting is via recessed down lights.

## **Cloakroom**

The floor covering is slate.

WC height 400 mm. Minimum distance in front 1100mm.

Wash basin height 800 mm. Minimum distance in front 470mm.

There is an electric fan and radiator.

The cloakroom is evenly illuminated with recessed down lights.

## **Sitting/ Dining Room**

The Sitting Room is accessed from the Kitchen via a door with a clear opening of 720mm. The floor is Oak complete with a recessed mat well with coir mat to the external door and large rugs between the sofas and under the dining table. The room is open plan living and dining along with the containing the staircase to first floor. Natural lighting is provided from two windows and a glazed screen complete with glazed door providing access to the courtyard. Minimum clear width of the door to the courtyard is 1000mm with **one 150mm step** and a weather bar up stand of approximately 18 mm in height. There are blinds to the windows and curtains to glazed screen.

There is one twin and one triple sofa along with an armchair with a seat height of approximately 400 mm. There is a 1400 x 900mm table, 760mm high, with six chairs 450 mm seat height.

Lighting is via a variety of sources including lamps and pendant light over the table to provide varying lighting levels as required.

A 50 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.

A built in cupboard under the staircase provides additional storage.

Wireless broadband access is provided.

### **Access to First Floor Bedrooms and Bathroom**

From the Sitting/ Dining Room, a staircase with minimum clear width of 780mm leads to the first floor. The stairs have closed risers and is fully carpeted. The stair has 13 risers of 200mm, along with a 230mm tread. To the bottom of the stairs there is a clear width to the wall of 1100mm whilst to the top there is a clear width of 900mm. There is a handrail to one side of the stairs at 900mm high. Note: from the sloping ceiling above there is a minimum height clearance of 1980mm affecting three treads.

The stairs lead to a fully carpeted landing from which the Bathroom, Double Bedroom and Twin Bedroom can be accessed. The landing receives natural lighting from a Velux roof light complete with blind.

### **Bedrooms Generally**

All beds have throws or covers over hypoallergenic bedding and are fully carpeted.

### **Double Bedroom**

The door to the room has a minimum access of 720mm. There is a King size bed 680 mm high 1500 mm wide and 2000 mm long. The bed base is sprung with firm edges and has a wooden headboard.

The bedside tables are approximately 650 mm high providing a drawer and shelf either side of the bed. There is also a built in wardrobe with hanging rail and window overlooking the courtyard. There is a chest of drawers providing 4 drawers that stands 930mm high.

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

### **Twin Bedroom**

The twin beds have padded headboards with linen covers. The beds are 660mm high with bedside cabinets 620mm high. A window, complete with blind, overlooks the courtyard.

There is a built in wardrobe with hanging rail and a chest of drawers providing 4 drawers that stands 820mm high.

### **Bathroom**

The bathroom has vinyl floor covering and comprises of a bath with flexible shower over and half glazed shower screen.

Bath height is 550 mm, length 1700mm

WC height 400 mm. Minimum distance in front 570mm.

Wash basin height 800 mm. Minimum distance in front 790mm.

Electric shaver point.

There is an electric fan and heated towel rail.

The bathroom is evenly illuminated with recessed down lights.

Note: There is a low level boxed plinth to the side of bath 160mm high.

A window clear glazed window with privacy curtain and blind overlooks the courtyard garden.

### **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 on-site air source heat pump which serves all four properties at Loskeyle.

### **Facilities**

#### **Play Area**

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

Children should be supervised at all times on the play equipment by an adult.

#### **Shopping**

There are a full range of facilities in the nearby towns of Bodmin, Wadebridge and Camelford and details are published in our information manual.

#### **Cash Point**

The nearest cashpoint is National Westminster Bank PLC in Camelford (*approx. 6.5 miles, 10 mins*). There are many alternatives located in Bodmin (*approx. 8 miles, 15 mins*) Further details are published in our information manual.

#### **Telephone**

There are no landline telephones at Loskeyle however, there is a public phone box located in the nearby village of St Breward (*approx. 1.5 miles*)

#### **Baby Equipment**

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

## LOCAL INFORMATION

**Doctor:** Dr A Garrod, The Surgery, St Breward, PL30 4LN Tel: 01208 851194  
(nearest, additional larger surgeries are listed in our information manual)

**Accident & Emergency:** Royal Cornwall Hospital, Treliske, Truro.  
Tel : 01872 250000

**Minor Injuries:** Bodmin Community Hospital, Boundary Road, Bodmin.  
(7 days a week 8am- 10pm)  
Tel: 01208 251577

**Chemist:** Boots, 25 Market Place, Camelford, PL32 9PD  
Tel: 01840 212233

**Dentist: Dental Helpline** Tel: **0800 371192**  
Bodmin Dental Care Ltd- Tel: 01208 73208

**Police** Non urgent calls Tel: 0845 2777444 or 101

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

**EMERGENCIES ONLY** Tel: **999**  
**FROM A MOBILE PHONE** Tel: **112**

### **Tourist Information**

Bodmin: Shire Hall, Mount Folly, Bodmin PL31 2DQ (*Mon- Fri 10am- 5pm*)  
Tel: 01208 76616      Email: [bodmintic@visit.org.uk](mailto:bodmintic@visit.org.uk)      Web: [www.bodminlive.com](http://www.bodminlive.com)

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