

**RESTORMEL MANOR
DAIRY HOUSE
LOSTWITHIEL
PL220HN**

ACCESS STATEMENT

Introduction

Dairy House has been sensitively refurbished to create a self contained holiday house forming one wing of Restormel Manor complimenting the historic nature of the property with a mixture of traditional and contemporary furnishings and all equipment we think you will need for an enjoyable and comfortable holiday.

Dairy House due to its historic nature and the many changes in level including staircase to all bedroom accommodation is unsuitable for wheelchair access. **Dairy House may not be suitable for the elderly or infirm.**

We hope that this Access Statement will provide all necessary information relating to Dairy House 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 Dairy House 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 / Dairy House

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 area designated for Dairy House which is adjacent to the House 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 house.*

The drop off point for Dairy House is adjacent to the entrance door (2 metres) and is within a paved courtyard containing the garden furniture comprising a table and 6 chairs. The garden to Dairy House is accessed via steps from the courtyard or guests can walk through a side gate with 1 step height 150 mm and gain access through the grounds via a natural slope.

Entrance to Dairy House

There is level access to Dairy House to a slate flagged entrance hall providing access to all ground floor accommodation.

Utility / boot room / cloak room

Located adjacent to the entrance door with external access door minimum width 900 mm, there are 2 no steps of 170 mm rise each leading to a flag stone floored utility boot room with internal cloak room comprising WC and wash basin.

WC height 400 mm. Minimum distance to wall 800 mm.

Wash basin height 825 mm. Minimum clear distance 450 mm.

The cloakroom is evenly illuminated with recessed down lights.

There is a large granite trough with cold tap, washing machine and tumble dryer under a 900 mm high oak work top.

All fuse boards and controls for Dairy House are located in the boot room.

Kitchen / dining

Accessed off the main hall with minimum door width 900 mm, the kitchen has the original worn and slightly uneven slate flagstone floor. Kitchen worktops are oak 900 mm high with cupboards under and wall units above with bottom shelf height of 1400 mm rising to 2150 mm. Double Belfast sink with drainer 900 mm high.

The kitchen has a full range of equipment:-

Electric Range 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 worktop 900 mm high.

Free standing larder fridge freezer with side hung doors. One half fridge one half freezer.

There is a circular zinc topped table, height 760 mm with 6 dining chairs 450 mm high to the seat. There are 2 sofas and an arm chair with a seat height of approximately 400 mm and a table 760mm high on a rug under the table.

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.

Study

Accessed off the main entrance hall with 800 mm wide doorway, slate flagstone floor and original retained slate shelves. There is a table, 780 mm high and 2 upholstered chairs 480 mm high to the seat. There are table lamps and a central light fitting.

Sitting Room

Accessed off the main entrance hall with 900 mm wide doorway, there is a 2 seater sofa, 3 seater sofa and 2 armchairs with a seat height of approximately 400 mm, a table 750mm high and bench 380 mm high at the table. There are extensive bookcases containing books, games and DVD's.

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 are window seats with cushions to the main windows overlooking the park, 580 mm high.

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

All windows have curtains blinds or in the case of the sitting room shutters. 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.

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

Wireless broad band access is provided.

Access to bedrooms and bathrooms on first floor

Dairy House due to its historic nature has a single steep and narrow staircase which may not be suitable for the elderly and infirm.

Access to the bedrooms is via a single staircase accessed from the main entrance hallway. The staircase has a headroom of 1980 mm at the bottom and at the lowest point rising up the stair this diminished to 1780 mm. The stair starts with 2 straight treads, 2 winders and then a straight flight to the first floor landing. The treads are generally 220 mm deep and the rise of each step is 210 mm. There is a single handrail the full travel of the stair.

First floor corridors are carpeted with sea grass type natural flooring, bedrooms with high quality wool carpets and bathrooms with a vinyl type flooring. Minimum door widths throughout are 700 mm. Lighting to the corridors is via a mixture of wall lights and recessed down lights.

From the top of the stairs first room left:-

Family bathroom

Level access with vinyl floor covering. Minimum door width 700 mm.

Bath with cradle type hand held shower.

Bath height is 460 mm, length 1700mm

WC height 400 mm. Minimum distance to wall 1100 mm

Wash basin height 825 mm. Minimum distance to wall 1000 mm

Electric shaver point.

There is an electric fan and heated towel rail.

The bathroom is evenly illuminated with recessed down lights.

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.

Double 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 640 mm high either side of the bed. There is a built in wardrobe with hanging rail and hangers and chest of drawers 1040 mm high.

There is an easy chair with seat height 400mm.

There is approximately 500 mm free space surrounding the bed.

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

The corridor adjacent to the first double bedroom has 1 step up of 210 mm and 1 step down of 210 mm leading to:-

Twin bedroom en suite

The twin bedroom is accessed off the hallway. There is a free standing wardrobe with hangers and hanging rail. The twin beds have padded 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 600 mm high, small stools and a chest of drawers approximately 1200 mm high. Lighting is via table lamps, mainly switched from the door on a 5 amp ring mains.

En suite shower room

Level access with vinyl floor covering. Minimum door width 700 mm.
750 x 750 mm shower cubicle with 150 mm up stand.
WC height 400 mm. Minimum distance to wall 300 mm
Wash basin height 825 mm. Minimum clear distance 600 mm
Electric shaver point.
There is an electric fan and heated towel rail.
The bathroom is evenly illuminated with recessed down lights.

Master Bedroom en suite

From the entrance door there is a lobby with large walk in wardrobe with hangers and hanging rail leading to the en suite bathroom and bedroom.

En suite bathroom

Level access with vinyl floor covering. Minimum door width 700 mm.
Bath with flexible shower over and glazed shower screen.
Bath height is 460 mm, length 1700mm
WC height 400 mm. Minimum distance to wall 600 mm
Wash basin height 825 mm. Minimum clear distance 600 mm
Electric shaver point.
There is an electric fan and heated towel rail.
The bathroom is evenly illuminated with recessed down lights.

Master Bedroom

Super king bed 560 mm high 1800 mm wide and 2000 mm long. The bed base is sprung with firm edges. The bed has a padded headboard. The bedside tables are approximately 750 mm high either side of the bed. There is a table 750 mm high with 26 inch colour television.
Armchair height of seat 450 mm.
Stool at base of bed seat height 460 mm.
A glazed door provides direct level access to the courtyard, minimum width 800 mm.

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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