

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

## **ACCESS STATEMENT**

### **Introduction**

Henver 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 Henver 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 Henver 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/ Henver

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 Henver 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 Henver, 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 Henver is the entrance gate from the driveway, close to the parking area.*

The distance from the footpath entrance gate to entrance door of Henver is approximately 16.5 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 Henver, wrapping two sides of the property, accessed directly from the main entrance. The garden area is securely gated and enclosed by a fence and stone wall. The attractive garden area has garden furniture comprising a table and 4 chairs on stable brick terrace. Henver has a second walled courtyard garden that is accessed from the main bedroom. There is also a gate from the walled garden that leads to the adjacent communal courtyard. The walled garden comprises of a table and chairs on stable brick terrace with flowerbed to the perimeter.

## **Entrance to Henver**

The main access door to Henver has **one 170mm step** along with a weather bar up stand of approximately 18 mm in height. The outer door has a clear opening width of 820mm leading to the vestibule. The entrance door has a lever type handle. The floor is slate with a recessed mat well and coir mat. The vestibule has a minimum width of 1180mm and comprises of a storage cupboard along with access to the Kitchen and Sitting/ Dining Room.

## **Kitchen**

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

The room accommodates a table to seat four people and has a window overlooking the private terrace complete with blind. The table is 900mm square, 750mm high with a seat height of 430mm. 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.

Combination Washer dryer and 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.

## **Sitting/ Dining Room**

The door from the Vestibule to the Sitting Room has a clear opening of 730mm. The floor is Oak complete with a recessed mat well with coir mat to the external door and a large rug between sofas. Natural lighting is provided from a Velux roof light complete with blind and a glazed external door complete with curtain that provides access to the communal courtyard from the Sitting/ Dining Room. This door has a clear opening of 1000mm and there are **two steps, 140mm and 170mm respectively.**

There are two twin sofas and an armchair with a seat height of approximately 400 mm and a 1200mm diameter round table, 760mm high, with four 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 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 coffee table height approximately 460 mm positioned between the sofas and a side board 890mm high upon which the hifi stands and DVD's etc are contained.

Wireless broadband access is provided.

## **Access to Bedrooms and Bathroom**

From the Sitting/ Dining Room, a door with minimum clear width of 720mm leads to an inner hallway that provides access to the two bedrooms and bathroom. The hallway and bedrooms are fully carpeted with a Berber twist wool carpet and clear space at doorways is a minimum of 720 mm.

## **Bedrooms Generally**

All beds have throws or covers over hypoallergenic bedding.

### **Double Bedroom**

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 760 mm high providing four drawers either side of the bed. There is also a built in wardrobe with hanging rail and windows overlooking the private walled courtyard garden. There is a pair of doors providing access to the walled courtyard from the bedroom with a clear opening of 1000mm with a 250mm step.

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 550mm high. A window, complete with blind, overlooks the properties garden.

There is a built in wardrobe with hanging rail and a dressing table that stands 730mm high complete with mirror.

## **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 to wall 1600 mm

Wash basin height 800 mm. Minimum distance to wall 1800 mm

Electric shaver point.

There is an electric fan and heated towel rail.

The bathroom is evenly illuminated with recessed down lights.

## **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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