

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

## **ACCESS STATEMENT**

### **Introduction**

Hoopers 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 Hoopers 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 Hoopers 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/ Hoopers.

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 Beward, St Tudy and Blisland.

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

From the B3266 southbound, turn left towards ‘St Beward 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 Beward 3, Wenford Bridge 1½’. 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 Hoopers is to the left, past the entrance to the courtyard, adjacent to the bicycle storage. 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 Hoopers, which is adjacent to the cottage. 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 Hoopers is the entrance to the courtyard.*

The distance from the entrance to the courtyard to entrance door of Hoopers is approximately 18 metres. The 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.

The garden area is adjacent to Hoopers but is accessed from the communal courtyard, approximately 3 metres from the front door. The garden area is securely gated and enclosed by a fence and stone wall. The garden wraps one side and the rear of Hoopers cottage however there is no direct private access from the property to the garden. The attractive garden area has garden furniture comprising a table and 4 chairs on stable brick terrace.

## **Entrance to Hoopers**

The main access door to Hoopers has **two 160mm steps** along with a weather bar up stand of approximately 18 mm in height. The outer door has a clear opening width of 1040mm 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 providing access to double bedroom, which subsequently leads to the bathroom.

## **Kitchen / Dining / Sitting Room**

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

The room is open plan with both a window and glazed main entrance door overlooking the courtyard garden.

Flooring to the room is oak throughout with a large rug between the twin sofa and armchair. 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 is an armchair and a sofa with a seat height of approximately 400 mm and a 900mm square dining table, 750mm high, with two 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.

Combination Washer dryer and dishwasher.

Microwave on slate 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 lamps, spot lights 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.

All windows and external doors have curtains.

Wireless broadband access is provided.

## **Access to Bedroom and Bathroom**

Access to the bedroom is through the open plan kitchen, dining, sitting room with a door leading directly into the room. The bedroom is fully carpeted with a Berber twist wool carpet and clear space at doorways is a minimum of 700 mm. The bathroom is accessed from the bedroom.

## **Bedroom**

All beds have throws or covers over hypoallergenic bedding. There is a Super King bed 680 mm high 1800 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 800 mm high providing four drawers either side of the bed. There is also a built in wardrobe with hanging rail and a window overlooking the courtyard.

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

### **En-Suite Bathroom**

The bathroom is accessed from the bedroom with vinyl floor covering. Minimum door width 700 mm.

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 1000 mm

Wash basin height 800 mm. Minimum distance to wall 1070 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 Beward (*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 Beward, 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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