

**RESTORMEL MANOR COTTAGES  
HUTCHINGS  
LOSTWITHIEL  
PL220HN**

## **ACCESS STATEMENT**

### **Introduction**

Hutchings 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 Hutchings 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 Hutchings 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 /Hutchings .

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 Hutchings which is self contained adjacent to the cottage on the exterior of the courtyard range and 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 be driven and dropped off at the point nearest to the cottage*

The distance from the drop off point adjacent to Hutchings is approximately 5 metres and is a sloping concrete access track. The garden to Hutchings is gated and there is 120 mm step up over a granite threshold then and immediate 180 mm step down onto a granite platt followed by 2 steps down of height 170 mm onto a gravel path which slopes onto the slate flagged terrace area.

Hutchings has one step of 150mm into the cottage from the private garden. There is level access between the sitting room / kitchen and bathroom and bedrooms. The internal courtyard can be accessed via the entrance drive which runs between the courtyard cottages and Restormel Manor drive, terminating in a surfaced turning area with archway to the internal courtyard. 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 has one step of 200mm into the cottage.

The private garden area is within 2 metres from Hutchings. A slate flagged terrace and has garden furniture comprising a table and 4 chairs. There is also an area of lawn and the garden area is surrounded by a stone wall and gated access.

### **Entrance to Hutchings**

The main access door to Hutchings is on the exterior of the property and there is a step up of 180mm. The outer door has a clear opening width of 830 mm with direct access into the sitting room / dining room / kitchen. The entrance door has a lever type handle. The floor is oak with a recessed mat well and coir mat. The sitting room / dining room / kitchen leads the bedroom accommodation comprising twin bedroom, family bathroom and bedroom.

There is level access throughout 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 door within a glazed screen providing direct access to the courtyard garden, 700 mm clear width. There is also a glazed door and window providing views over the internal courtyard.

Flooring to the room is oak throughout with a large rug between the twin sofa and armchairs.

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 metal dining chairs also approximately 400 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.

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.

### **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 recycled timber headboard.

The bedside tables are approximately 600 mm high either side of the bed. There is a built in wardrobe with hanging rail and hangers and a chest of drawers height 700 mm.

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

The glazed door overlooking the external yard has a blind and can be opened to provide level access to the bedroom.

### **Bathroom**

Level access with vinyl floor covering. Minimum door width 700 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 900 mm

Wash basin height 825 mm. Minimum distance to wall 1100 mm

Electric shaver point.

There is an electric fan and heated towel rail.

The bathroom is evenly illuminated with recessed down lights.

### **Twin bedroom**

The twin bedroom is accessed off the entrance hallway. There is a built in wardrobe with hangers and hanging rail. The twin beds have padded headboards with linen coverings. 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 500 mm high, small stools and a chest of drawers approximately 750 mm high.

The twin room has a fitted Berber twist wool carpet.

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

There is a window with views over 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 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.

*The information and description given in the Access Statement and on the web site is for guidance only. While every effort has been made to ensure accuracy, the Duchy of Cornwall shall not be liable for any miss-description or incorrect information. This does not affect the Customer's statutory rights.*