

**RESTORMEL MANOR
MANOR HOUSE
LOSTWITHIEL
PL220HN**

ACCESS STATEMENT

Introduction

Manor House has been sensitively refurbished to create a self contained holiday house forming the central 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.

Manor House due to its historic nature and the many changes in level including staircase access to all bedroom accommodation is unsuitable for wheelchair access.

We hope that this Access Statement will provide all necessary information relating to Manor 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 Manor 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 / Manor 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 Manor House which is to the rear and side of the house in a fenced garden overlooking the river. The garden contains a table and 8 chairs. A location plan is also provided 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 Manor House is to the rear of Restormel Manor and approximately 10 metres from the entrance door to the boot room. The access road is a tar track and the area outside Manor House is paved with stable bricks. There is a small metal table and chairs adjacent to the kitchen and herb trough.

Access via the front entrance porch to Manor House is by foot only via the principal gravel entrance drive. There are garden benches to the front of Manor House.

Entrance Porch

Stone flagged floor with level access from the exterior. Wall lights and half glazed door leading to Entrance Hall.

Entrance Hall

Tiled and slate floor with doors leading off to Sitting Room, Dining Room, Kitchen, staircase and utility boot room. Minimum door widths are 800 mm.

The entrance hall has a clear width of 800 mm and a carpet runner through the tiled section. There are 2 chairs and a chest, height 400 mm.

The hallway is illuminated with a mixture of wall lights and Lantern light fittings.

There is a step from the hall at the bottom of the stairs to the back passage to utility and boot room of 160 mm.

All internal doors have traditional round knob type handles. All internal doors provide a clear width of minimum 700mm where dimensions are otherwise not stated

Wireless broad band access is provided.

Sitting room

Accessed off the main entrance hall the sitting room doorway has a 15mm high timber threshold. The sitting room has 2 3 seater sofas and 2 armchairs with a seat height of approximately 400 mm, a table 750mm high and bench 380 mm high. The sitting room has an open fireplace with fireguard.

There is a fender surrounding the fireplace height 550 mm and a large dresser with base height 900mm. The floor is painted and covered with rugs.

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.

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

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.

Dining Room

The dining room doorway minimum width is 800 mm and there is a 100 mm high threshold at the door.

The dining room table is extendable to accommodate up to 18 people and is 790 mm high. The chairs are upholstered and the seats are 430 mm high.

There is a jute rug under the table over an oak floor. Tables around the perimeter of the room are generally 880 mm high and there is a dresser with the base section of similar height.

The dining room has an open fireplace with fireguard.

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

There is a telephone on the serving table.

Kitchen

The kitchen is accessed from the hallway or externally with a 140 mm step up. The kitchen floor is slate with a recessed coir mat at the back door.

There is an arm chair with seat height 400mm, housekeepers cupboard, butchers block with TV and I Pod docking station / DVD player.

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 large painted farmhouse table 760 mm high with 10 chairs, 440 mm seat height.

Lighting is via a variety of sources including lamps, recessed down lights and pelmet lights under the kitchen units to provide varying lighting levels as required.

The kitchen leads to a utility room with a 160 mm step up through a 750 mm clear opening.

Utility Room

Tiled floor with access doors to the rear boot / cloak room and external exit and also to back passage back to the bottom of the stairs.

Base units, Belfast sink, washing machine and tumble dryer, oak worktops unit height 900 mm with shelf over.

Wine fridge.

Illuminated with recessed downlights.

Boot / cloak room

All doors minimum clearance 700 mm. The boot room has a tile floor and coat hooks and is adjacent the principal rear entrance / exit. There is a 125 mm step down to the exterior and the yard area is hard paved with stable bricks laid to gradual falls. The stable bricks connect to a tar access track.

The ground floor cloak room is contained within the boot room and there is a WC and wash basin. WC height 400 mm. Minimum distance to wall 500 mm.

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

The cloakroom and boot room are evenly illuminated with recessed down lights.

Staircase to first floor

Access to the bedrooms is via a single staircase accessed from the main entrance hallway. The main staircase is wide (900 mm clear) and easy to traverse with a shallow pitch. A handrail runs full height. The stair comprises a straight flight of 7 steps, a half landing and a further straight flight of 7 steps. The step height is 170 mm and the depth of tread 315 mm.

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, light fittings and 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.

Master bedroom with tower bathroom.

Directly off the main landing the room has a 200 mm step up.

Double bed 650 mm high 1500 mm wide and 2000 mm long. The bed base is sprung with firm edges. The bed has a brass bedstead. The bedside tables are approximately 700 mm high either side of the bed. There is a free standing wardrobe with hanging rail and hangers and chest of drawers 1080 mm high.

There is an easy chair with seat height 450mm.

There is approximately 650 mm free space surrounding the bed.

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

En suite bathroom

Accessed from the bedroom and located within a tower.

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

Large wash basin height 825 mm. Minimum clear distance 800 mm.

Walk in shower 925 x 750 mm with 250 mm step up.

Towel rail

WC height 400 mm. Minimum distance to wall 1500 mm

Free standing roll top bath with cradle type hand shower. 600 mm high. Length approximately 1700 mm.

Electric shaver point.

There is an electric fan and heated towel rail.

The bathroom is evenly illuminated with recessed down lights, wall lights and a lantern light fitting.

En suite bedroom

To the right of the landing and accessed via a flight of 5 steps, height 190 mm, depth 230 mm.

The bedroom door height and en suite bathroom door heights are 1800 mm.

Double bed 600 mm high 1500 mm wide and 2000 mm long. The bed base is sprung with firm edges. The bed has a padded bedhead. The bedside tables are approximately 750 mm high either side of the bed. There is a built in wardrobe with hanging rail and hangers and chest of drawers 1080 mm high.

There is a dressing table height 750 mm.

There is an easy chair with seat height 400mm.

There is approximately 650 mm free space surrounding the bed.

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

En suite bathroom

Level access with vinyl floor covering. Minimum door width 740 mm.

Large vanity wash basin height 825 mm. Minimum clear distance 800 mm.

Walk in shower 925 x 750 mm with 250 mm step up.

Towel rail

WC height 400 mm. Minimum distance to wall 1500 mm

Free standing roll top bath with cradle type hand shower. 600 mm high. Length approximately 1700 mm.

Electric shaver point.

There is an electric fan and heated towel rail.

The bathroom is evenly illuminated with recessed down lights and wall 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 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: Mounchase 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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