

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

ACCESS STATEMENT

Introduction

Menhenick 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 Menhenick 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 Menhenick 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/ Menhenick

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^{3/4}, The Camel Trail’. At the crossroads turn left crossroads and Loskeyle Farm is on the left. Follow the drive around to the car parking area to the right 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 area to the right of the barns.

Approach to Loskeyle

Follow the drive and Guest parking for Menhenick is to the right of the barns, past the entrance to the Farmhouse. 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 Menhenick, 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 Menhenick is the entrance gate directly adjacent to the parking area.*

The distance from the footpath entrance gate to entrance door of Menhenick is approximately 6.5 metres. The footpath to the main entrance formed in stable bricks that 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 Menhenick, wrapping two sides of the property, accessed directly from the main entrance or sitting/ dining room. The garden area is securely gated and enclosed by fencing. The attractive garden area has garden furniture comprising a table and 6 chairs on stable brick terrace and overlooks the orchard and adjacent fields.

Entrance to Menhenick

The main access door to Menhenick has **one 140mm step** along with a weather bar up stand of approximately 18 mm in height. The outer door has a clear opening width of 720mm leading directly to the Kitchen. The entrance door has a lever type handle. The floor is slate with a recessed mat well and coir mat.

Kitchen

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

The room accommodates an oak topped island unit to seat six people and has a window overlooking the private garden as well as the glazed entrance door, complete with blind.

The island table is 900mm high with a stool height of 650mm. Flooring to the room is slate with silestone resin stone worktops 900 high with cupboards under and wall units above with bottom shelf height of 1400 mm rising to 2150 mm. Inset 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.

Integrated Dishwasher.

Microwave on silestone worktop 900 mm high.

Integrated fridge freezer. 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 pendants over the island, switched separately to provide varying levels of lighting.

Utility Room

The utility room is accessed from the Kitchen via a door with clear opening of 720mm. There are **two steps** down into the room , 140mm and 130mm respectively. There is a built in storage cupboard, and slate flooring continues with wood laminate worktop, 900 high. There is a 1.5 bowl stainless steel sink as well as:

Washing Machine and Tumble Dryer.

Lighting is via recessed down lights as well as natural lighting by a Velux roof light with blind.

Sitting/ Dining Room

The Sitting Room is accessed from the Kitchen via a pair of glazed doors with a clear opening of 1430mm. The floor is Oak complete with a recessed mat well with coir mat to the external doors and large rugs between sofas and under the dining table. The room is open plan living and dining along. Natural lighting is provided from glazed screens to two elevations. Minimum clear width of the doors to the garden is 1000mm with **one 150mm step** and a weather bar up stand of approximately 18 mm in height to each. There are curtains to the glazed screens.

There is one twin and one triple sofa along with an armchair with a seat height of approximately 400 mm. There is a 2050mm x 910mm rectangular table, 760mm high, with six chairs 450 mm seat height.

Lighting is via a variety of sources including spot lights, lamps and pendant light over the table to provide varying lighting levels as required.

A 50 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.

Wireless broadband access is provided.

Access to Bedrooms and Bathroom

From the Kitchen a 720mm clear opening door leads to an inner Hallway. This provides access to the ground floor Twin Bedroom with En Suite as well as containing, a staircase leading to the first floor. The Hallway has slate floor and pendant lighting as well as an under stairs storage cupboard.

The dog legged staircase has closed risers and is fully carpeted. The stair has a minimum width of 780mm and 13 risers of 200mm, along with a 230mm tread. There is a flight of 6 risers before a level 1710 x 750mm landing followed by a further 7 risers. To the bottom of the stairs there is a clear width to the wall of 1080mm whilst to the top there is a clear width of 870mm. There is a handrail to one side of the stairs at 900mm high.

The stairs lead to a fully carpeted landing from which the Bathroom, Double Bedroom and Twin Bedroom can be accessed. The landing receives natural lighting from a Velux roof light complete with blind and has a minimum width of 800mm.

Bedrooms Generally

All beds have throws or covers over hypoallergenic bedding and are fully carpeted.

Ground Floor Twin Bedroom

The twin beds have wooden headboards. The beds are 660mm high with bedside tables 700mm high. A high level window, complete with blind, overlooks the courtyard- cill height 1340mm.

There is a built in wardrobe with hanging rail and a chest of drawers providing 4 drawers that stands 780mm high.

En-Suite Shower Room

Accessed from the ground floor twin bedroom via a 720mm clear opening door.

The en suite has vinyl floor covering and comprises of a shower with glazed bi-fold door. Shower is 800mm square.

WC height 400 mm. Minimum distance in front 1000mm.

Wash basin height 800 mm. Minimum distance in front 1570mm.

Electric shaver point.

There is an electric fan and heated towel rail.

The shower room is evenly illuminated with recessed down lights.

There is a window clear glazed window with privacy curtain and blind overlooks the courtyard garden.

Double Bedroom

The door to the room has a clear opening on access of 740mm. There is a Super King size bed 680 mm high 1800 mm wide and 2000 mm long. The bed base is sprung with firm edges and has a padded headboard with linen cover.

The bedside tables are approximately 700 mm high either side of the bed. There is also a built in wardrobe with hanging rail and window overlooking the courtyard. There is a chest of drawers providing 4 drawers that stands 960mm high.

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 500mm high, each providing 3 drawers. A window, complete with blind, overlooks the private garden and orchard.

There is a built in wardrobe with hanging rail and a chest of drawers providing 5 drawers that stands 900mm high.

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 in front 2600mm.

Wash basin height 800 mm. Minimum distance in front 1100mm.

Electric shaver point.

There is an electric fan and heated towel rail.

The bathroom is evenly illuminated with recessed down lights.

A window clear glazed window with blind overlooks the courtyard garden from the First Floor.

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 Web: www.bodminlive.com

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