

**RESTORMEL MANOR  
TRINITY  
LOSTWITHIEL  
PL220HN**

## **ACCESS STATEMENT**

### **Introduction**

Trinity has been sensitively refurbished to create a self contained holiday house forming one 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.

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

We hope that this Access Statement will provide all necessary information relating to Trinity 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 Trinity 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 / Trinity

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 Trinity which is adjacent to the House and also 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.

The drop off point for Trinity is to the rear of Restormel Manor and approximately 10 metres from the entrance door to Trinity. The access road is a tarred track and the area outside Trinity is paved with stable brocks and the perimeter wall is protected with metal railings. There is a small metal table and chairs adjacent to the door. In addition to the area immediately adjacent to the entrance door to Trinity which is hard paved and screened from Manor House with shrubs in pots, there is a garden area to the side of Trinity with a table and 4 chairs on a slate paved terrace. The garden to Trinity is accessed by walking around the side of the property and up a gravel path to the slate paved area. There are 2 farm type gates to open and close. The terraced area is surrounded by a steep sloping area of lawn and herb bed with views over the river and countryside.

## **Entrance to Trinity**

There is a 75 mm step from the paved yard into the entrance porch to Trinity with minimum door width 700 mm or Trinity can be accessed directly into the kitchen by a separate door minimum width 900 mm with a 125 mm step. The entrance porch has a coir matted floor and coat hooks leading to the kitchen / dining room.

## **Kitchen / Dining Room**

The kitchen / dining room has an oak floor with 150 mm step down to the sitting room. 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.

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.

Trinity has a timber table 750 mm high and 4 chairs 500 mm seat height. There is a window seat with cushion 400 mm high and 600 mm clear width around the table. There is a small dresser base cupboard height 750 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.

The kitchen leads to the sitting room with access directly from the dining end or alternatively from the kitchen end with a doorway and cupboard under the stairs. Door widths from both entrances are minimum 700mm.

### **Sitting Room**

The sitting room floor is carpeted with sea grass type flooring. There is a sofa and 2 armchairs with a seat height of approximately 400 mm. There is circular table with lamp and desk both 750mm high with chair seat height 450 mm. There is a dresser with base height 920 mm.

A 37 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 blinds or in the case of the sitting room and twin bedroom, shutters. 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.

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

Wireless broad band access is provided.

### **Access to bedrooms and bathrooms on first floor**

Trinity has a single access stairway to the first floor comprising 4 winder treads at the bottom of the stair and thereafter a straight flight of stairs. There are 14 risers of 190 mm and the stair is not considered to be steep. The handrail commences after the winder treads and continues to the top of the stairs. The minimum stair width is 700 mm. The stair is carpeted with sea grass flooring.

The first floor corridor is carpeted with sea grass type natural flooring, bedrooms with high quality wool carpets and the bathroom with a vinyl type flooring. Minimum door widths throughout are 700 mm. Lighting to the corridors is via high level light fittings.

### **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.

From the top of the stairs first room right:-

### **Master bedroom**

Superking bed 560 mm high 1800 mm wide and 2000 mm long. The bed base is sprung with firm edges. The bed has a timber headboard. The bedside tables are approximately 620 mm high either side of the bed. There is a table 690 mm high with 42 inch colour television.

Armchair height of seat 450 mm.

Chez longue at base of bed seat height 350 mm.

Chest of drawers 1140 mm.

The bedroom has 2 built in wardrobes with hangers and hanging rail

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

### **Family bathroom**

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

Bath with shower screen and fixed shower.

Bath height is 460 mm, length 1700mm

WC height 400 mm. Minimum clear distance 600 mm

Wash basin height 825 mm. Minimum clear distance 700 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 has a built in wardrobe with hangers and hanging rail. The twin beds have padded headboards. 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 750 mm high, a chair seat height 400 mm, a chest of drawers height 1050 mm.

There is a wall seat with cushion seat height 550 mm.

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

### **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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