

**BARNGATE FARMHOUSE
LOSTWITHIEL
CORNWALL
PL22 0HU**

ACCESS STATEMENT

Introduction

Barngate has been sensitively refurbished to create 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.

Due to the properties historic nature and changes in level, including staircase access to all bedroom accommodation the property is unsuitable for wheelchair access.

We hope that this Access Statement will provide all necessary information relating to Barngate 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 Barngate including photographs and floor plans.

Bookings and enquiries can be made via our website, email or phone with all details published on our web site.

The nearest main line train stations are Lostwithiel (approx. 1 mile) and Bodmin Parkway (approx. 5.5 miles) from Barngate. Please note: All trains stop at Bodmin Parkway but not all mainline services will stop at Lostwithiel.

A local taxi firm can be pre booked - **Lostwithiel Private Hire Taxis & Private Hire Vehicles** Tel: **01208 871538**.

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 in Loswithiel.

Arrival, Reception and Car parking

From Bodmin take the B3269 towards Lostwithiel. At Sweetshouse, turn left onto the B3268. Follow this road for approximately 1 mile until you reach a concrete ramped driveway on your left. Proceed up the drive and down the lane where you will reach Barngate Farmhouse on your right hand side.

From the A390 in Lostwithiel, proceed up Bodmin Hill (opposite the King's Arms Hotel). At the end of the road, turn right and proceed on the B3268 for approx. 0.2 miles until you reach a concrete ramped driveway on your right. Proceed up the drive and down the lane where you will reach Barngate Farmhouse on your right hand side.

Approach to Barngate

There is a gravel parking area on your right hand side before the property for multiple vehicles. The driveway and parking areas are illuminated at night.

We would be grateful if you could park considerately within parking area to ensure access down the lane serving a farm building and 1 residential property is maintained at all times. *We do however understand that guests with mobility problems may need to drive or be driven to the point nearest the cottage which would be the concrete lane outside the entrance door.*

The distance from the parking area to the entrance door is approximately 24 metres along a concrete surface suitable for pushchair and pedestrian traffic. Ground levels rise and fall in gradients (gradual) but have no steps.

The garden area wraps three sides of the property, accessed directly from the Kitchen or Living 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 valley and adjacent fields.

Entrance to Barngate

The main access door to Barngate has **one sloping step (ranging from 140mm to 190mm high)** along with a weather bar up stand of approximately 20 mm in height. Externally, there is a coir mat and the outer door has a clear opening width of 880mm leading into a Porch. The entrance door has a lever type handle. The floor is slate with a non slip mat.

Hallway

An internal entrance door leads from the Porch into the main hallway and has a minimum clear opening width of 920mm.

The Hallway has a slate floor and provides access to a Utility Room, Kitchen/ Family Room, Living Room, WC and stairs to the first floor. The minimum width is 770mm. There is a thermostat to control the ground floor central heating adjacent to the utility room door, 1450mm high.

All internal doors have a traditional round knob type handle except the under stairs cupboard that has a thumb latch. All internal doors provide a clear width of 720mm.

All ceilings are approximately 2300mm high and all light switches are approximately 1180mm high.

Kitchen/ Family Room

This open plan Kitchen/ Dining/ Living room has an oak floor, door leading to the garden and two windows enjoying views over the fields and the Restormel valley.

Lighting is via a variety of sources including recessed down lights, under pelmet lighting and table lamps, switched separately to provide varying levels of lighting.

Kitchen:

The kitchen has full range of equipment including slate worktop, 900mm high.

There is a 1000mm wide electric range cooker with ceramic hob, 900mm high and double oven with grill. Grill height is 580mm. There's also a freestanding dishwasher, microwave on slate worktop, and American Fridge Freezer (left hand freezer/ right hand fridge) and Belfast sink.

Dining Area:

The dining table is 750mm high with a chair height of 450mm and seating for 8 people.

Living Area:

There is an armchair (*height 365mm, seat depth 650mm*), sofa (*height 420mm, seat depth 630mm*) and window seat (*height 620mm, seat depth 470mm*).

The family room enjoys a fireplace with log burner and 42" TV. There is a rug over the Oak floor and side tables alongside chairs. Children's fire guard is available on request.

External Door:

The door leads from the Kitchen/ Family room into the rear garden of Barngate. With a minimum clear width of 920mm, there is an inset coir mat and internal step of 70mm. Externally, there's a 90mm threshold and 960mm long granite landing with three steps leading down to the gardens gravel paths. Each granite step has 200mm rise with 275mm tread and handrail to both sides (950mm high) and 1250mm width between.

Utility Room

The utility room has a slate floor, recessed down lights and wood effect laminate worktop, 910mm high. There is a washing machine, tumble dryer and 1.5 stainless steel sink.

Living Room

Within the Hallway there are three oak steps leading down into the main living room. The steps are 770mm wide with 220mm rise and 250mm tread. There is an oak handrail to your right hand side, looking down the staircase.

From the bottom step there is a 1440mm long corridor, with Oak floor, before the Living Room door.

The dual aspect Living Room provides direct access to the garden terrace and comfort with corner sofa, armchair, log burner and 49" TV. There is a large rug over the oak floor, slate hearth to the log burner and built in cupboard/ open shelves (*lowest 750mm*) with books. Children's fire guard is available on request.

The corner sofa has a seat height of 450mm and seat depth of 630mm. The armchair has seat height of 420mm and depth of 610mm. There is also a footstool, 390mm high.

External Door:

There are two pairs of french doors leading onto the garden terrace, although access is restricted to one pair by the corner sofa. The principal doors have a 110mm threshold/ cill and then two granite steps leading down onto the diamond brick paved terrace. Each step has 200mm rise and 280mm tread with no handrail.

Cloakroom

From the hallway there is a spacious ground floor WC complete with toilet, basin, heated towel rail and slate floor.

The WC height is 440mm with 1660mm minimum distance in front. The basin is 820mm high with two taps and 820mm clear distance in front.

The electrical consumer unit is located at high level within this room

Staircase and Landing

From the hallway a staircase leads to the first floor, providing access to the family bathroom and three bedrooms.

The dog-legged stairs incorporate two landings and is fully carpeted with enclosed risers. From the hallway there is a flight of 6 risers with handrail to your right hand side (*each 180mm rise with 250mm tread*) before the first landing (*780mm x 740mm*). There is then one additional 180mm step before the next landing (*720mm x 760mm*) and a final 6 risers to reach the first floor with handrail to your left hand side (*each 180mm rise with 250mm tread*).

The staircase has a handrail height of 900mm and minimum width of 685mm. A stairgate can be provided upon request.

The landing is fully carpeted with balustrading around stairwell 950mm high. There is a thermostat to control the first floor central heating adjacent to the twin bedroom door, 1400mm high.

Bedrooms Generally

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

Master Bedroom

The king size (5ft) bed has a rattan headboard. The bed is 630mm high with two tier bedside tables, lowest shelf height 505mm.

There is a built in wardrobe with 1605mm high hanging rail and chest of drawers that stands 960mm high.

The room is fully carpeted and has a rug, side chair (*seat height 425mm*) and window seat (*560mm high, 480mm seat depth*)

En-Suite Shower Room:

Accessed from the master bedroom, the en-suite has vinyl floor covering and comprises of a shower with bi-fold door, basin and WC.

There is a 150mm step up into the shower with a minimum clear entry of 460mm. The cubicle is 870mm x 690mm with infold door.

The basin is 800mm high with 2 taps and 1260mm space in front. The WC is 440mm high with 980mm in front.

There is also a heated towel rail and shaver socket, 1420mm high with shelf adjacent.

Twin Bedroom (*South East Facing*)

This is the largest twin bedroom enjoying views down the Restormel valley towards Lostwithiel.

The twin beds both have padded headboards. The beds are 615mm high with bedside tables (*700mm high edge with 670mm high inset shelf*).

There is a built in wardrobe with 1400mm high hanging rail and chest of drawers 780mm high.

The room is fully carpeted, complete with rug and has a side chair 420mm high and window seat (*550mm high, 480mm seat depth*).

Twin Bedroom (*North West Facing*)

This twin bedroom enjoys views over adjacent fields and has padded headboards to both beds.

The beds are 615mm high with bedside tables 615mm high.

There is a built in wardrobe with 1410mm high hanging rail and chest of drawers 860mm high.

The room is fully carpeted and has a side chair 440mm high and window seat (*550mm high, 470mm seat depth*).

Bathroom

The bathroom has vinyl floor covering and comprises of a bath with flexible shower over and half glazed shower screen.

Bath height is 565 mm, length 1700mm. There is 1650mm clear space in front of the bath.

WC height 440 mm. Minimum distance in front 1600mm.

Wash basin height 800 mm, two taps. Minimum distance in front 1880mm.

There is also a heated towel rail and electric shaver point (1360mm high). The bathroom is evenly illuminated with recessed down lights.

A window clear glazed window with blind overlooks adjacent fields and there is a storage cupboard with lowest shelf height 595mm.

Garden

Barngate's enclosed garden wraps around three sides of the cottage and enjoys expansive views across fields and the Restormel valley. The garden is subdivided into 3 segments, enclosed by post and rail fencing complete with mesh.

Footpaths are gravel and the terrace has stable bricks that have an even diamond pattern finish. The path levels rise and fall in gradients but have no steps. Wooden gates have a hook and eye latch 740mm high.

The terrace has a wooden table (*740mm high*) and 6 chairs, all with arms (*430mm seat height, 450mm seat depth and 500mm clear width between arms*).

Log Store/ Shed:

Adjacent to the parking area, there is a log store (*latch 760mm high*) and garden shed (*latch 1260mm high*) that contains a barbecue.

Bin Store:

The bins are located within the lean-to garage. The key lock is 990mm high and pull handle 1260mm high.

Services

The water supply is mains fed.

The electricity is supplied from a green energy supplier.

All heating and hot water is supplied from the Air Source Heat Pump, located in the garage.

Leisure Facilities (Restormel Manor)

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, provided in the general information folder upon arrival, and is accessed via the electronic key fob attached to the property keys.

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 for older children. 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 attached to the swimming pool building, independently accessed. The games room has level access and is equipped with pool table, table football 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.

Baby Equipment

The cot, stairgate, highchair and fire guards are left out for guests use upon request.

LOCAL INFORMATION

Doctor: Lostwithiel Surgery. Tel: 01208 872589.

Accident & Emergency: Royal Cornwall Hospital, Treliske, 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.

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