

Access Statement For Campion Cottage, Trevalgas Cottages, Stonehill, Poughill, Bude EX23 9HH

Introduction

Campion Cottage is a purpose built end of terrace bungalow on a small holiday complex built on the site of Trevalgas Manor/Farm. It is located approximately 1.5 miles from Bude.

Pre-Arrival

- We have an extensive website with full details of the cottage and site including the site layout
- Bookings/enquiries can be made directly from the website via email or telephone
- All guests are provided with written directions to the cottage
- The nearest bus stop is in the centre of Poughill village (about half a mile) – the bus service is not frequent.
- The nearest railway station is in Bodmin – approximately 36 miles away
- The nearest RADAR toilet is in Poughill village
- Information with regard to local taxi firms is in our Welcome Folder
- This access statement is available on our website and in the Welcome Folder in the cottage

Arrival & Car Parking Facilities

- Car parking is available at the front of the cottage. The parking area is gravelled with a concrete path to the cottage door. The path width is 120 cm.
- Bude District Council are responsible for the pay and display car parks in Bude. Disabled spaces are available.

Main Entrance & Reception

- There are two outside lights on sensors.
- The door is 82 cm x 199 cm, with a hinge to the left. The keyhole is 75 cm high.
- The doorstep from the path is 8 cm high.
- The door opens into the kitchen area. There is a light switch to the

right of the door.

Outdoor Facilities

- Existing from the back door from the lounge, there is a small patio and garden area.
- The door is 82 cm wide x 199 cm high with a keyhole at 75 cm.
- The doorstep is 20 cm high.
- The patio is built of local stone and therefore is an uneven surface. Patio furniture and BBQ are available for guests to use.
- There is a rotary washing line available for guests to use however this is on an adjoining area down a steep grassy slope.

Bedrooms

- BEDROOM 1
- Door 76 cm wide x 199 cm high - hinged to the left.
- There is a double bed.
- The space to the left of the bed is 65 cm wide.
- The space to the right of the bed is 101 cm wide.
- The space at the foot of the bed is 37 cm wide.
- The main room light has a switch to the right of the door. There are two bedside lamps and a lamp on the dressing table.
- BEDROOM 2
- Door 76 cm wide x 199 cm high - hinged to the left but with restricted opening due to location of third bed.
- There are three single beds.
- The free floor space is 100 cm x 280 cm
- There is a light switch to the right of the door and 3 bedside lights

Bathroom

- Door 76 cm wide x 199 cm high
- Toilet seat height is 42 cm
- Distance to left of toilet is 86 cm
- Distance to right of toilet is 39 cm
- Sink height is 80 cm
- Bath height is 53 cm, length 169 cm, width 69 cm

- Free floor space 86 cm x 190 cm
- Electric power shower over bath
- The room has a wall mounted heated towel rail and fan heater
- The flooring is vinyl

Self-Catering Kitchen

- The kitchen is open plan and adjoins the dining/lounge area.
- The work surface is 87 cm high and 60 cm deep.
- The fire extinguisher is located under the work surface at a height of 85 cm.
- The dishwasher and oven are at floor level.
- The microwave is on top of the fridge/freezer at a height of 120 cm.
- Standard crockery is provided in the cupboards beneath the work surfaces and in the wall cupboards.
- The flooring is vinyl

Open Plan Dining Room/Lounge

- Open plan with kitchen area adjoining
- Pine table with five chairs with no arms – table height 76 cm
- 1 x two seater sofa and 1 x three seater sofa – moveable
- Small low coffee table – moveable

Laundry

- There is a laundry room in the main Leisure building.
- There is a step into the laundry room of 13cm high.
- A night-light is always left on in this room, by the wall-mounted coin-operated telephone, (though calls to the emergency services are free of charge). The phone is positioned 150cm above the floor.
- The lights to the remainder of the laundry room are on a movement sensor and will automatically switch on when the laundry room is entered from dusk onwards. The lights remain on for 30 minutes once triggered.
- There are three washing machines and two tumble dryers, with control dials 110cm above the floor, and there is also a sink that is 90cm above the floor.

Leisure Facilities

Onsite Facilities in the Leisure Building

- The Leisure Building is reached across the car park, then up a concrete ramp along the side of the leisure building with side handrail on the outer side of the path.

Main Entrance Area:

- The indoor heated swimming pool is situated in the main Leisure Building.
- The main entrance can be reached by a concrete ramp, with handrail on the outer side of the path.
- The main entrance door is 78cm wide with a step 10cm high. The door has is locked from the outside, and a Yale key is provided to unlock this. The keyhole is 107cm above the base of the door. It is weighted to close automatically.
- Children less than 15 years of age can only be admitted to the pool area with an adult to supervise them.
- The entrance hall is 186cm wide, 380cm long and has a door 80cm wide to the main corridor, and is carpeted with a short pile carpet.
- The main corridor (120cm wide) has changing areas, shower cubicle, relaxation area, and entrance to pool off this. There are pale walls, contrasting with deep blue rubberized flooring

Shower Area:

- The shower is off the main corridor. There is a 13cm step into the shower cubicle that is 90cm wide by 90cm deep. There is a shower curtain and the shower control is a push button (single warm temperature) that is 167cm above the floor of the shower tray.

Relaxation Area:

- There is a table and four plastic chairs in an area 220cm wide by 270cm long just outside the pool room door.

Ladies' Changing Area:

- The door to the ladies changing room is 70cm wide and the changing area has slatted wooden benches around two sides at 50cm high and 40cm wide.
- There is a doorway (76cm wide) to the ladies' toilet that contains a

washbasin and WC. The free space in this WC is 50cm by 70cm.

- Toilet seat height is 40cm, and there is 25cm of space between the toilet and both walls.
- There are pale walls and a pale coloured suite, contrasting with deep blue rubberized flooring
- The space under washbasin is free of obstructions, such as pipes

Men's Changing Area:

- The door to the men's changing room is 70cm wide and the changing area has slatted wooden benches around two sides at 50cm high and 40cm wide. There is a doorway (76cm wide) to the ladies toilet, which contains a washbasin and WC. Free space in this WC (free of doors and furniture) is 110cm by 80cm.
- Toilet seat height is 40cm
- There is 30cm of space between the toilet and both walls.
- There are pale walls and a pale coloured suite, contrasting with deep blue rubberized flooring
- Space under washbasin is free of obstructions, such as pipes

Pool Room:

- The door to the pool is 89cm wide and swings open.
- The flooring is pale paving slabs and there is an area around the pool of between 125cm and 300cm wide.
- There are slatted wooden benches along one wall (50cm high) 38cm deep.
- There are two sets of metal stepladders into the pool - one at each end.
- The pool is virtually all one depth, being 1.25m at one end, and 1.27m at the other.
- There is a safety pole mounted on one end wall of the pool room 153cm above the floor.

The Games Room

- The Games room is reached from the concrete ramped pathway alongside the Leisure building. The games room door is always unlocked, and the lights operate on a movement sensor after dusk.
- The door is 80cm wide and has one step of 13cm high into the short pile carpeted games room.
- There is a standard coin operated pool table. It is 84cm high, 120cm

wide and 215cm long. Two 20p coins are needed to release the pool balls.

- Cues are provided
- The table tennis table is 154cm wide, 274cm long and 76cm high. Table tennis bats are provided. This is free to use. There is 131cm wide clearance around both the pool and table tennis tables

Outdoor Facilities - The Meadow and Play Area

- The Meadow is a large area of grass behind the leisure building with herbaceous borders along the boundary and the Play Area on the far side.
- The Play Area in the meadow is an area covered by wood chips, with 2 rope swings (40 & 49cm high) with an inside diameters of 40 & 42cm, and a course of climbing frame, stepping stones (or rather logs) and wobbly plank with chain link handrails.
- There is also a pyramid-climbing frame (made by TP Toys). There is also a Wendy House.
- The Wendy House has a step at the open doorway of 14cm high and 61cm wide.

Additional Information

- A Welcome Folder is available in the cottage
- Pets are welcome - please inform us on booking
- The premises are non-smoking

Contact Information

- Address: Mrs S L Banning, 6 Candytuft Green, Widmer End, High Wycombe, Bucks HP15 6BX
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We welcome your feedback to help us continuously improve if you have any comments please phone 01494 711540 or email campion@trevalgascottages.co.uk
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