

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

Introduction

Linhay Cottage has two bedrooms and is a detached single storey cottage located 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 400metres away, limited service once per day.
- 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 concrete adjacent to the frontage patio area. Level access is via a low wooden gate 100cm wide. Additional car parking is available on the common gravelled parking area 40 metres from the cottage.
- Bude District Council are responsible for the pay and display car parks in Bude. Disabled spaces are available.

Main Entrance & Reception

- There is an outside light, sensor operated, located on a wall adjacent to the parking area and an additional switch operated light located on the cottage wall.

- The cottage access door is 74cm wide x 187cm high, with a hinge to the left. The keyhole is 116cm high.
- The doorstep from the patio is 13cm high.
- The door opens into the living room area. There is a light switch to the right of the door.

Outdoor Facilities

- The lawned garden area is accessed from the frontage patio area via 5 steps each 23cm 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 on the lawned area.

Bedrooms

- BEDROOM 1
- Door 74cm wide x 197 cm high - hinged to the left.
- There is a double bed.
- The space each side of the bed is 50cm wide.
- The space at the foot of the bed is 100cm wide.
- The main room light has a switch to the right of the door and a pull switch over the bed. There are two bedside lamps and a lamp on the dressing table.

A night storage heater provides heating.

- BEDROOM 2
- Door 74cm wide x 197cm high - hinged to the right.
- There are two single beds.
- The space between the beds is 90cm.
- The space at the end of the beds is 100cm
- There is a light switch to the right of the door and 1 central bedside light.

A night storage heater provides heating.

Bathroom

Access from the living / dining area is via a passage 80cm x 80cm.

- Entrance door, hinged on the right, is 74cm wide x 198cm high

- Toilet seat height is 40cm
- Sink height is 85cm
- Bath height is 55cm, length 169cm, width 70cm
- Free floor space 70cm x 190cm
- Electric shower over bath
- The room has a wall mounted heated towel rail and fan heater
- The flooring is non slip ceramic tiling

Self-Catering Kitchen

Access from the living / dining area is via a passage 80cm x 80cm.

- Entrance door, hinged to the left, is 74cm wide x 197cm high.
- The work surface is 92cm high and 60cm deep.
- The fire extinguisher is located above the work surface at a height of 65 cm.
- The oven, refrigerator and freezer units are at floor level.
- The microwave is on top of the work surface.
- Standard crockery and cooking utensils are provided in the cupboards beneath the work surfaces and in the wall cupboards.
- The flooring is non slip ceramic tiling.
There is a warm air heater located on the wall.

Open Plan Lounge / Dining room

- Open plan
- Pine table with five chairs with no arms – table height 76 cm
- 1 x two seater settee and 1 x three seater settee – moveable
- Due to the layout, access would be unsuitable for wheelchair users.
- Small low coffee table – moveable
- Heating is provided by a night storage heater and a fireplace located cast iron electric fan heater.

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 behind the cottage 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

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We welcome your feedback to help us continuously improve if you have any comments please phone 01608 652270 or email linhay@trevalgascottages.co.uk

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