

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Pinmill Cottage**

### **Introduction**

Our self-catering cottage is a semi-detached property.

Heart Of 'Old Town' Location

Steps On Approach

Sleeps Four People

Bedrooms Two First Floor

Bathroom One First Floor

Shower Room One Ground Floor

5 Star Gold VisitEngland Rating

We look forward to welcoming you. If you have any queries or require any assistance please phone 07715 374 688 or email [info@padstowcottagecompany.co.uk](mailto:info@padstowcottagecompany.co.uk).

### **Pre-Arrival**

- [www.padstowcottagecompany.co.uk](http://www.padstowcottagecompany.co.uk), includes pictures, text, location of the property, also check availability and tariff and book and pay online.
- [info@padstowcottagecompany.co.uk](mailto:info@padstowcottagecompany.co.uk)
- 07715 374 688
- Nearest train station Bodmin Parkway which is approximately 25 miles via A30 from Pinmill Cottage, Bodmin Parkway (BOD), Great Western Railway (GW), [www.gwr.com](http://www.gwr.com), Station Approach, Liskeard Road, Bodmin, Cornwall and Isles of Scilly, PL30 4BB, 0845 700 0125

- Nearest bus stop is 500 metres from Pinmill Cottage in Station Road.
- Road outside Pinmill Cottage is level, slope on approach.

### **Key Collection, Welcome and Car Parking**

- Direction details, holiday details, parking details and how to access keys details will be emailed to you in your Balance Paid Confirmation Email immediately when your balance has been paid.
- Key collection from secure key box at Pinmill Cottage.
- Welcome information stand in Pinmill Cottage.
- Garage car parking for one car next but one garage to Pinmill Cottage, level, concrete, entrance to garage, width 410cm, height 220cm, length inside garage 800cm.

### **Entrance to Property**

- Steps on approach, step, eleven, slope 45°, width 110cm, single handrail from third step up, from steps, level patio area leads to front door.
- Door, front, width 74cm, step, one, up to enter, height 5cm.
- No handrail.
- Lighting, porch lighting.
- Floor, slate.

### **Halls, Stairs, Landings, Passageways**

- Hall, ground floor, open plan, kitchen area, dining area, breakfast bar area.
- Lighting, ceiling lights.
- Floor, hall area, slate, stairs, carpet, short pile, colour, multi, landing area, Amtico, colour, oak.

- Stair steps, traditional cottage staircase, 5" steeper and 15% narrower than modern stairs, step, eleven, width 63cm, slope 45° with 22cm tread and step, minimum head clearance 1800cm, single low handrail 63cm high.
- Wall, colour, cream.

### **Sitting Room/Lounge**

- Ground floor, level access from hall area.
- Door, width 74cm.
- Sofa, one, chair, two, colour, neutral.
- TV with integrated Freeview, remote control.
- Blu-Ray player, remote control.
- DVD player.
- Denon iPod docking station/CD player/radio
- WiFi.
- Lighting, ceiling light, table lamp, standard lamp.
- Floor, Amtico, colour, oak.
- Wall, colour, cream.

### **Dining Room**

- Dining room area, ground floor, level access from hall area, open plan, kitchen area, hall area, stairs, landing area, breakfast bar area.
- Entrance from hall area, width 65cm.
- Table, oblong, glass, chrome, height lowest point of table 72cm, width 80cm, length 160cm.
- Free space between table and walls all round 50cm.
- Chairs, four, perspex, colour, grey, chrome, moveable.
- Lighting, wall light, table lamp.
- Floor, slate.
- Wall, colour, cream.

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- Breakfast bar area, ground floor, level access from dining area, open plan, dining area, kitchen area, hall, stairs, landing area.
- Exit from breakfast bar area to kitchen area, step, one, up, height 18cm from breakfast bar area width 82cm
- Breakfast bar, height 95cm.
- Breakfast bar chairs, four, wood, chrome, padded seat cover, no arms, moveable.
- Unit, colour, cream, worktop, granite, colour, neutral.
- TV, remote control.
- Lighting, chandelier, wall lights, table lamp, roof light.
- Floor, Amtico, colour, oak.
- Door, to garden, width 170cm, step, one, down, step, three, up to upper patio area.
- Wall, tile, ceramic, colour, cream, paint, colour, cream.

## **Kitchen**

- Ground floor, entrance from dining area, step, one, up to kitchen area, height 20cm, entrance, width 75cm, open plan, dining area, breakfast bar area, hall, stairs, landing area.
- Entrance from breakfast bar area to kitchen area, step, one, up, height 18cm from breakfast bar area width 82cm
- Oven door, drop down, height of lowest shelf from floor 45cm.
- Hob, height 88cm.
- Worktop, height 88cm.
- Sink, height 88cm cupboard underneath.
- Fridge/freezer, highest shelf from the floor, fridge 170cm, freezer 60cm
- Unit, colour, cream, worktop, granite, colour, neutral.
- Lighting, chandelier, cooker hood lighting, worktop lighting
- Floor, Amtico, colour, oak.
- Wall, tile, ceramic, colour, cream, paint, colour, cream.

## **Bedrooms and Sleeping Areas**

- King size bedroom, first floor, level access from landing area.
- Door, width 71cm.
- Bed, king size, width 5ft, height, floor to top of mattress 50cm, transfer space, right 85cm, left 35cm.
- Lighting, ceiling lamp, table lamps.
- Floor, Amtico, colour, oak.
- Wall, colour, cream.
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- Twin bedroom, first floor, level access from landing area.
- Door, width 71cm.
- Bed, single, two, width 3ft, height, floor to top of mattress 55cm, transfer space, between beds, width 90cm.
- Lighting, ceiling lamp, table lamps.
- Floor, Amtico, colour, oak.
- Wall, colour, cream.

## **Bathrooms, Shower-rooms and Toilets**

- Bathroom, first floor, level access from landing area.
- Door, width 74cm.
- Bath, height 56cm.
- Toilet seat, height 40cm.
- Space, toilet, right 10cm, left 30cm.
- Space, under wash hand basin, free, basin height 84cm.
- Lighting, recessed spotlights, illuminated mirror.
- Floor, Amtico, colour, ash.
- Wall, tile, ceramic, colour, neutral.
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- Shower room, ground floor, level access from dining area.

- Door, width 74cm.
- Shower, entrance, width 50cm, step, one, to enter shower, height up 15cm down 7cm.
- Toilet seat, height 40cm.
- Space, toilet, right 10cm, left 20cm.
- Space, under wash hand basin, free, basin height 84cm.
- Lighting, recessed spotlights, illuminated mirror.
- Floor, marble, colour, neutral.
- Wall, marble, colour, neutral.

### **Garden**

- Front, patio, paved, level, table, one, chair, four, entrance to kitchen door, step, one up.
- Rear, garden, paved, three levels, steps to different levels, top patio, level, table, one, chair, four.

### **Additional Information**

- Information stand available in Pinmill Cottage.
- Smoking is not allowed in Pinmill Cottage.
- Pet is not allowed in Pinmill Cottage.
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- Hospital – Accident & Emergency:
  - Bodmin Community Hospital, (Minor Injury Unit. Open every day between 8am and 10pm).
  - Telephone: 01208 251300
  - Address: Boundary Road, Bodmin, Cornwall, PL31 2QT
  - Website: <http://www.peninsulacommunityhealth.co.uk>
  - 
  - Royal Cornwall Hospital (Treliske) (24 hour)
  - Telephone: 01872 250000

- Address: Treliske, Truro, Cornwall, TR1 3LJ
- Website: <http://www.rcht.nhs.uk>

### **Future Plans**

- Not available.

### **Contact Information**

Address (Inc postcode): Padstow Cottage Company Ltd, 17  
Penkernick Way, St Columb Major, Cornwall,  
TR9 6BQ

Telephone: 07715 374 688

Email: [info@padstowcottagecompany.co.uk](mailto:info@padstowcottagecompany.co.uk)

Website: [www.padstowcottagecompany.co.uk](http://www.padstowcottagecompany.co.uk)

Hours Of Operation: Monday to Friday 9am to 1pm

Local Carers: Doctors, Petroc Group Practice, The Medical  
Centre, Boyd Ave, Padstow, Cornwall, PL28  
8ER, Tel 01841 532346

Local Equipment Hire: Babes and Bikes, 9 Polmorla Walk,  
Wadebridge, Cornwall, PL27 7NS, Tel 01208  
815262, [www.babesandbikes.co.uk](http://www.babesandbikes.co.uk),  
[info@babesandbikes.co.uk](mailto:info@babesandbikes.co.uk)

Local Public Transport: Traveline South West, [www.travelinesw.com](http://www.travelinesw.com),  
[info@travelinesw.com](mailto:info@travelinesw.com), Tel 0871 200 22 33