



THE CREAMERY

Luxury Boutique Self Catering Cottage for 2 near Truro and Falmouth in Cornwall



Access Statement for The Creamery

Introduction

The Creamery is a stone built detached cottage apartment in a small rural hamlet down an unmade public bridle path with no street lighting or pavements.

Pre-Arrival

- We have a modern website with pictures of the rooms.
- Bookings/enquiries can be made directly from the website, via email, by telephone or letter.
- The distance to the nearest village, Carnon Downs, is approximately half a mile. Carnon Downs has a very well stocked Spar shop.
- The nearest bus stops are in Carnon Downs village.
- The nearest main line train station is Truro which is approximately 4.5 miles away. There is a small branch line at Perranwell station which is approximately 2 miles away. This is part of the line which runs between Truro and Falmouth. There is also a taxi rank at Truro station.
- The nearest town/city is Truro which is approximately 4 miles away.
- This access statement is available on our website and in the 'Guest Information' folder in The Creamery.

Arrival & Car Parking Facilities

- The bridle path distance from Tregye Road to the property is approximately 200 metres and we are the last property on the left hand side before the lane runs into a public footpath.
- The Creamery has parking immediately in front of the property on a sloped, block paved area plus there is ample parking in the lane.
- There is outside lighting with infrared detectors which will switch certain lights on should you arrive in the dark.
- There is a 15cm high step from the parking area down onto the concrete terrace area outside of the property.

Main Entrance

- There is a step to the front door of The Creamery which is 17cm high.
- The front door is 81cm wide by 103cm high with the hinge on the right hand side. The keyhole and handle is 84cm and 91cm high respectively from the top of the step and there is a yale lock which is 127cm high.
- The front door opens directly into the bedroom/living area.
- The light switches (dimmers) are on the left hand side as you enter into the room and are 110cm high.

Bedroom/Living Room

- The flooring throughout the property is Wood effect Ceramic Tiles, walnut coloured.
- The light/dimmer switches are 110cm high and the bedside light switches are 76cm.
- The power sockets are 43cm high
- There is a flat screen LCD TV with a built in DVD/CD player and a remote control.
- The limed oak 70cm square dining table is 77cm high.
- There are two dining chairs with arms, the seat, with cushion pad, being 53cm high, 43cm wide and 48cm deep.
- The seat of the dressing table chair is 46cm high, 45cm wide narrowing to 41cm and 40cm deep. It has no arms and the back is 91cm high.
- The super king size Vi spring bed is 57cm high and the bedside tables are 65cm high.
- There is a rug at the foot of the bed by the dining table and chairs.
- Both the kitchen and bathroom are off of this area.
- There are wall lights, bedside lights and pendant lights.

Kitchen

- The kitchen door is 195cm high and 70cm wide, the door handle is 95cm high.
- There is a step down into the kitchen which is 8cm high.
- The light switch is 113cm high at the top of the step and in the kitchen it is 121cm high.
- The worktops are 93cm high and 61cm deep apart from the smaller top to the left which is 40cm deep.
- There are wall cupboards at 138cm from the floor and 45cm above the work surface.
- The electric oven is built in under the work surface. The oven door is a drop down door.
- The half size dishwasher is built in under the work surface and has a drop down door.
- The fridge/freezer is built in under the work surface and is a hinged door with the hinges to the left.
- The fire extinguisher and fire blanket are on the wall to the left.
- The kitchen is lit by downlighters and also under cupboard lights.

Bathroom

- The bathroom door is 198cm high and 70cm at its narrowest width and the door handle is 97cm high.
- The free standing bath is 54cm high, external width and length being 80cm and 172cm and internal width and length being 63cm and 157cm respectively.
- The shower opening is 48cm wide and there is a step up into it which is 8cm high.
- The main shower tray internally is 86 x 88cm.
- The top of the double basins to the floor is 88cm.
- The smallest width for manoeuvring around in the bathroom is 55cm.
- There is a ladder style radiator towel rail on the stretch of wall between the shower and the toilet.
- The toilet seat is 44cm high.
- There are no grab rails in the bathroom.
- There are 3 lighting areas in the bathroom.

Outdoor Facilities

- Visitors are welcome to use the garden and patio areas.
- The garden is set on many different levels with steps and slopes.
- There are three patio areas excluding the small area immediately outside the Creamery.
- There are various flower beds, shrubs and trees and a large lawned area.
- We also have a greenhouse and a vegetable planting area.
- There are seats and tables in various places around the garden.

Additional Information

- A Welcome Pack is provided on arrival.
- Manufacturers' instruction leaflets are in a drawer in the kitchen.
- Local maps and leaflets for places of interest are available in the main house guest lounge.
- The premises are non smoking although visitors are welcome to smoke in the garden.
- Pets are not accepted.
- The property is not suitable for children under 16 years of age.
- The property has been refurbished to sleep a maximum of 2 people.
- There are no laundry facilities.
- All pillows and duvets are synthetic, anti allergy but feather pillows can be provided upon request.
- Once inside the property the bedroom/living area is on one level and the kitchen is one 8cm high step down.
- All measurements shown are approximate.
- Access to the main house is by a flight of 9 staggered steps and slope which leads down to a patio and to the main entrance door.