

Access Statement For Barn Owl Cottage

Introduction

Our self catering cottage, Barn Owl is one of four cottages in a courtyard. We have tried to provide as much information as possible in this statement. If you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- We have a basic website.
- Booking/Enquiries can be made by email or phone.
- The nearest bus stop to the farm is in St Columb Minor which is approximately 2 miles away.
- The nearest train station (Newquay) is 3 miles away; there are accessible taxis at this station.
- The nearest airport (Newquay) is approximately 2.5 miles away; there are accessible taxis available there and hire cars are available from here.

Arrival & Car Parking Facilities

- On arrival, you may drive into the courtyard to unload your car.
- It is 3 metres to the front door of this cottage.
- There is a car park to the right of the courtyard, 45 metres away, that is level, there is a tarmac area and is fairly flat and even.

Main Entrance

- It is 3m to the front door, down two steps which are 20cm high, 30cm deep and 1.5m wide.
- To avoid these steps, you may park 2m further down in the courtyard and then there is a level path round the porch to the front door.
- At the front door there is one step up, which is 15cm high, 15cm deep and 90cm wide.

- The door is hinged on the left and the height of the lock is 1m from the ground. The door is 80cm wide and 1.9m high.
- You enter a porch with a fully tiled floor, this room is 1.9m long by 1.4m wide and there is room for coats, shoes etc.

Dining Room and Lounge

Dining Room

- The door from porch to dining room is 80cm wide and 1.9m high.
- The dining room, which is fully carpeted, is 4.8m wide x 5m long. It has a large refectory dining table which is 80cm high by 2.1m long x 80cm wide. There are 5 chairs around three sides of the table and the height of their seats are 50 cm. There is a settle on the fourth side whose seat is 55cm from the ground.
- The free space is 1.1m from the back of the chair to the bedroom doors x 4.8m.
- There is a space of 1.10m from the back of the chairs to the dresser x 5m.
- It is 1m from back of chair to the wall x 3m.
- In the corner of the dining room is the staircase leading upstairs.
- There are 13 steps which are 20cm high x 30cm deep x 80cm wide. The banister is situated to the right of the staircase.

Lounge

- At the top of the staircase there is free space of 90cm x 1.2m.
- This is straight into the lounge which is 4.8m x 5m long and fully carpeted.
- There are two large three seater settees which are 2.3m long and 1m wide and the seats are 40cm from the ground. There is a chair in the corner and the seat is approximately 50cm from the ground.
- There is a large plasma screen TV with Freeview, DVD player and video player, large bookcase with many books and videos to watch. There is a writing table in the corner with tourist information.
- Free space is 4.1m long x 2.2m wide to the bookcase with a moveable coffee table in the middle of the room.

- The door leading to the Juliet balcony is 80cm wide and a smoker may use this balcony. It is 1.25m x 85cm.

Outdoor Facilities

- There is a large communal garden with plenty of lawn area for children to play on.
- There is an unmarked grass tennis court, perhaps not for the serious player.
- There is a Wendy house, swings, slide and see-saw for children to play with.
- There is a pond area which is gated and fenced for safety. Please ensure children are supervised at all times in this area.

Bedrooms

- All bedrooms are fully carpeted throughout.
- The first two bedrooms are situated on the ground floor.

Bedroom 1

- Bedroom 1 leads from the dining room with a door which is 70cm wide. The room contains one 4ft 6inch bed and the room is 2.2m wide at its narrowest x 2.4m at the widest point. The room is 3.8m long.
- The bed is 65cm high off the ground with a space of 40cm to the right at the narrowest and 80cm at the widest point.
- There is 40cm of space available to the left of the bed.
- Free space at the bottom of the bed is 1.3m to the chest of drawers and 1.85m from the wardrobe to the wall. The washbasin in the corner is 75cm high.

Bedroom 2

- The door to Bedroom 2 is 70cm wide and the room is 3.8m long and 2.2m wide. This room contains one 2ft 6inch bed (Bed 1) and Bed 2 is a 3ft four poster bed.
- Free space from washbasin to bed 2 is 1m and from the bottom of bed

1 to the chest of drawers is 1.2m. The narrowest point where the two beds meet is 40cm by 40cm where the corners of the beds overlap.

- The other free space is 1.65m from the door to the end of bed 2.
- From the wardrobe across to bed 1 is 75cm and the washbasin is 80cm high.
- Upstairs there are two more bedrooms.

Bedroom 3

• The door to Bedroom 3 is 75cm wide. The room is 2.35m wide x 3.9m long. This room contains one 4ft 6inch four poster bed. The height of the bed is 70cm with a free space of 60cm to the right and 30cm to the left. The free space from the wall to the wardrobe is 3.9m and to the chest of drawers 1.4m. The washbasin in the corner of the room is 80cm high.

Bedroom 4

- The door to Bedroom 4 is 70cm wide and the room is 2.3m wide x 3.9m long. This room contains two 3ft beds and the space between them is 45cm.
- The free space from the wardrobe to the bed is 1.5m and from the dressing table to the wall is 1.8m.

Bathroom and Shower-room

- The door from kitchen to the lobby is 75cm wide. The lobby is 1.75m x 90cm at its widest point, and 60cm at its narrowest point. It has a laminate floor.

Shower Room

- The door to the right into the shower room is 70cm wide.
- There is a fully tiled floor that is 1.10m wide x 2.6m long.
- The height of the toilet seat is 50cm from the floor with free space to the left of 50cm and to the right is 95cm.
- From the toilet to the wall in front is 40cm.
- The height of the hand basin is 85cm.
- The fully tiled shower has a shower door of 70cm wide and it is 75cm

deep x 1.10m wide.

- Free space in front of the hand basin is 1m x 70cm.
- Back in the lobby is then another door to the bathroom which is 65cm wide.

Bathroom

- The bathroom is 3.9m long x 1.55m wide.
- The toilet seat is 45cm high with a space of 35cm to the left and 20cm to the right and 85cm from the front of the toilet to the wall.
- The bath is 55cm high x 70cm wide x 1.7m long.
- The washbasin is 75cm high with a 20cm space to the left to the bath.
- Free space from the bath to the wall is 75cm to a maximum of 1m and is 3.9m long.

Kitchen

- There is an open doorway from dining room to kitchen that is 90cm wide. The kitchen has a fully tiled floor and is 3.6m long x 3.9m wide.
- Free space is 2.45m x 2.3m.
- Heights of all newly fitted Oak cupboards, cooker and worktops are 90cm from the floor. The lowest cupboard shelf is 55cm.
- The two electric oven doors are dropdown and the top shelf is 65cm high. The gas hob has 5 burners and extractor fan above.
- American style fridge/freezer, the lowest shelf is 60cm.
- There are a range of wall cupboards whose middle shelves are about 1.6m high.
- There is a back door leading to the garden which is 80cm wide and 1.9cm high. There is a minimal step approximately 10cm high leading to the patio area.

Grounds and Gardens

- There is a large garden to lawn situated to the rear of the cottage.
- Please note the garden is not fenced.
- There are steps that lead up to the garden play areas mentioned above.
- There is a stone patio immediately outside the door with table and chairs and BBQ facilities.

Additional Information

- Our cottages are all non smoking indoors.
- A light smoker in your party may smoke on the patio outside or the Juliet balcony.
- We do not accept any pets.

Contact Information

- Address: Hendra Paul Farm, Porth, Newquay, Cornwall, TR8 4JL
- Telephone: (01637) 874695
- Email: info@hendrapaul.co.uk
- Website: www.hendrapaul.co.uk
- Hours of operation: 8am till 11pm
- Emergency number: As Above
- Local public transport numbers: Western Greyhound (01637) 871871
- Newquay Airport (01637) 860600
- St Columb Doctors Surgery (01637) 860359

Future Plans

- Having just rebuilt and renewed the kitchen and had Everest windows fitted in the winter of 07/08, no further plans just yet.

We welcome your feedback to help us continuously improve if you have any comments please phone (01637) 874695 or email info@hendrapaul.co.uk

