

## **Access Statement For Badgers Sett Cottage**

### **Introduction**

Our self catering cottage, Badgers Sett 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 7 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 it is fairly flat and even.

### **Main Entrance**

- The entrance to the cottage has one step measuring 6cm high, 31cm deep and 90cm wide.
- The front door is hinged to the right and is 83cm wide. The key-hole is approximately 75cm high and leads straight into the lounge/diner.

## **Lounge/Diner**

- The lounge/diner is 4.2m long x 2.2m wide with free space of 2.7m x 2.7m between sofa and fireplace and the second sofa and the dining table (with a moveable coffee table in the middle of this space).
- In one corner is a dining table measuring 1.15m x 1.35m and is 73cm high from the floor. There are four padded, non-armed chairs and the seats measure 45cm from the floor. The flooring is fitted short-pile carpet with rugs.
- The two sofas are not moveable but the other furniture is.
- There are two slate and granite steps leading to the patio doors, made into a lovely feature alongside the stone fireplace which houses an electric wood burner-effect fire.
- The first step is 20cm high and 30cm deep in a curve shape, and the top step is 20cm high and 1m deep x 2m long. This area houses the large plasma screen TV with Freeview and remote control, as well as a DVD player and Video player.
- The patio doors lead out to the private patio and seating area and are 1.5m wide, 2m high and the door opening is 70cm.

## **Leisure 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 pretty pond area which is gated and fenced for safety and please ensure children are supervised at all times in this area

## Hallway

- From the lounge/diner/kitchen there is a 75cm wide door leading to a hallway which is 90cm wide and 4m long.
- It is fully carpeted. On the right hand side there is a window with books on the window ledge.
- The first door on the left leads into the bathroom.
- The next door on the left leads into a large airing cupboard with space for cleaning items, ironing board, vacuum cleaner, etc.
- There are pegs on the wall for hanging coats.
- The third door on the left leads to Bedroom 2.
- The final door facing up the hallway leads to Bedroom 1

## Bedrooms

### Bedroom 2

- The doorway is 75cm wide. The room is fully carpeted and measures 3.1m long x 2.65m wide. There are two three-foot wide single beds. The space between them is 70cm.
- The height of the beds is 65cm.
- Free space is 1m x 1.75m from the dressing table across to the wardrobe, at the bottom of the beds.
- The bedding used is non-feather duvets and pillows. Sheets, duvet covers and pillow cases are cotton/poly mix.

### Bedroom 1

- The door is 75cm wide. The room is fully carpeted and measures 3.15m long x 3m wide.
- There is a five foot, King size bed with 1.3m of free space to the right and 85cm to the left up to the wardrobe.
- There are 35cm of space at the bottom of the bed to the chest of drawers.
- There is a washbasin situated in the corner of the room measuring 80cm high.

## **Bathroom**

- In the hallway, the first door on the left leads into the bathroom and the door is 75cm wide.
- The floor is fully tiled.
- The bath is 1.7m long and is 70cm wide and has two handrails. The bath is 50cm high off the floor with a flexible shower head.
- There is a small step, 10cm high leading up to the toilet.
- The toilet seat height is 43cm from the floor.
- There is 30cm space to the left of the toilet and 40cm to the right.
- The space from the edge of the sink to the bath is 56cm.
- The free space is 2.5m long and 90cm wide at the widest point.

## **Kitchen**

- You enter straight into the kitchen from the lounge as it is open plan overall, with a screen part way across.
- It is 4.2m wide x 1.75m long.
- The kitchen floor is fully tiled.
- The walkway from the lounge to the kitchen is 1.2m wide.
- The height of the sink and worktops is 90cm.
- It has an automatic washing machine, fridge-freezer, microwave oven.
- The highest shelf in the fridge is 1.4m and the highest shelf in the freezer is 75cm high.
- There is a full size electric cooker, with modern cooker hood.
- The oven door is a side opening door and the height of the lowest shelf is 22cm. The height of the hob is 90cm.
- The free space is 3.75m long x 1.2m wide. There are mahogany kitchen units installed.
- In the corner, there is a door measuring 75cm wide leading into the hallway.

## **Grounds and Gardens**

- From the patio doors, this leads to the private seating area which contains a round wooden table with seats attached.
- There are also BBQ facilities for this cottage.
- To the left of the seating area, there is a flight of 8 steps leading to the grounds, with each step measuring approximately 20cm high. However, these steps can be avoided by walking around the cottage a different way to get to the gardens.
- 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 pretty pond area which is gated and fenced for safety and please ensure children are supervised at all times in this area.

## **Additional Information**

- Our cottages are all non smoking indoors.
- A light smoker in your party may smoke on the patio outside.
- 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](mailto:info@hendrapaul.co.uk)
- Website: [www.hendrapaul.co.uk](http://www.hendrapaul.co.uk)
- Hours of operation: 8am till 11pm
- Emergency number: Same as above

- Local public transport numbers: Western Greyhound (01637) 871871
- Local accessible taxi numbers: 1-2-3 Taxis (01637) 871234
- Newquay Airport (01637) 860600
- St Columb Doctors Surgery (01637) 860359

### **Future Plans**

- Completely renew the bathroom and put in a P shaped bath with shower.
- Move the hot water tank from the cupboard in the corridor up to the attic, creating space for washing machine and tumble dryer stacked on top of each other.
- Install full central heating system.
- Put dishwasher in the kitchen where the washing machine is.
- Date of completion 2009/10.

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