

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 our visitors.

Access Statement for Pippin Cottage, Penhallow Farm

Introduction

Pippin Cottage is annexed to Penhallow Farmhouse just outside the small hamlet of Treworthal in open countryside.

The cottage is fully kitted out for self-catering. The living room and kitchen/diner are large, light and spacious. There are also 3 separate bedrooms and one bathroom with shower over, and one ensuite shower room.

The upstairs double bedroom and ensuite shower room are accessed via a spiral staircase and there is limited headroom on one side of the room.

We look forward to welcoming you.

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Pre-Arrival

For directions, please refer to our website.

Exit the A30 at Fraddon, turning right at the T-junction just off the slip road and take the B3275 towards Grampound Road. Cross straight over the A3058 at the staggered crossroads and continue on through Grampound Road. At the A390 turn right and then immediately left, going past Trewithen Gardens on your right, and follow the signs to Tregony and St Mawes. At the T-junction turn left and follow the road down the steep hill. At the bottom of the hill turn left and go over the bridge, keeping on this road towards St Mawes. Approximately one mile beyond Ruan High Lanes, turn right immediately after the double bend, signposted to Treworlas and Treworthal. Go through Treworlas, past Lower Penhallow Farm, and through Treworthal, after which the drive for Penhallow Farm is signposted on the right.

Pippin Cottage is the stone building annexed to the cream-coloured farmhouse.

We are 30 minutes from Truro and St Austell train stations and 40 minutes from Newquay Airport. Hertz Car Hire (0843 309 3077) operate from Newquay Airport and Truro Station, and St Austell Car Hire (01637 850971) operate from St Austell station.

Bus services to Truro are approximately hourly throughout the day from the main A3078, a 15-minute walk from the cottage. The bus can be stopped by the Treluggan turning or the Treworlas

turning, and there are official bus stops at Ruan High Lanes and at the junction for Merrose Caravan Club Site 200 yards from the Treluggan tum towards St Mawes.

By car, we are 4 ½ hours from London and about 2 ½ hours from Bristol.

Car Parking and Arrival

- Parking space for 3 cars is available adjacent to the cottage on a hardcore area off the driveway, and raised above the level of the cottage by 90cms. There are 5 concrete steps with no handrail down to the access level of the cottage. The steps measure 93cm wide, 26cm deep and 17cm high. There is also access to the lower area via a gently sloping path.
- There is a light under the front porch, the switch for which is just inside the cottage on the right hand side.
- The width of the front door is 66cm.
- We will be pleased to help you with your luggage.

Welcome

- The front door takes you straight into the living room.
- There is a 98cm wide flagstone hardstanding area just inside the front door, with a doormat to wipe your feet. A rack for shoes is to the left of the door, and a self-standing coat rack.
- All floors have a carpet, tile or linoleum floor covering and are well lit.
- There is a welcome booklet which will help you with appliances in the cottage as well as giving you information on what to do in the area.
- If you need any additional help or information, please ask at the farmhouse. Please knock on the front door to the house which is through the wrought iron gates around the corner to the right from Pippin Cottage, and just inside the porch.

Living Room

- The living room is light, airy and spacious. There is a wood-burning stove with hearth. Instructions on lighting and looking after the wood-burner stove are in the welcome pack and must be carefully adhered to. There is a child guard around the stove and a carbon monoxide alarm on the wall above it.
- There are patio doors into the garden, with a slight lip of 5cm to negotiate. When both patio doors are open the width is 138cm.
- With the patio doors, a window in the front door and a window by the staircase in the living room there is plenty of natural light in the room, and all windows have lined curtains. There are 4 wall lights and 4 ceiling spot lights, one table lamp and a standard floor lamp
- There is a mains-wired smoke alarm by the door into the kitchen.
- The door to the kitchen measures 98cm in width.

Kitchen

- The kitchen has a linoleum floor covering and the adjoining dining area has a carpeted floor. Both parts of the room are light and spacious, with plenty of room surrounding the large 7ft pine

dining table and chairs. A cupboard holding cleaning equipment and additional equipment is accessed from the dining area.

- Both the kitchen and the dining area have large windows making the room light and airy.
- There is one ceiling light above the dining table, and 6 spotlights in the kitchen.

Bedrooms

- There are two downstairs bedrooms. Access from the living room to the bedrooms is via a small hall which is 75cm wide and each bedroom door is 75cm wide.
- There is a mains-wired smoke alarm in the hallway.
- Bedroom 1 has a zip and link 6ft long bed which is 65cm high. There are two bedside cabinets with a bedside lamp on each, and a small dressing table and stool. There is a hanging rail 200cm above the ground with a small amount of room underneath for storing luggage, and 6 shelves all covered by a gauze curtain. There is one chair. The bedroom is carpeted.
- There is one ceiling light. The room has a large window affording plenty of natural light and the curtains are lined.
- All bedding is non-allergenic. The sheet and duvet covers are either cotton or poly/cotton.
- Bedroom 2 has a zip and link 6ft long bed which is 60cm above the floor. There are two bedside cabinets with a bedside lamp on each. There is a built-in wardrobe and shelving unit with solid doors, a rail 160cm above the floor and room underneath for luggage. There is a chair in the room.
- There are two windows affording plenty of natural light and views to the garden and the beautiful countryside beyond. The curtains have blackout lining. There is one ceiling light. The bedroom is carpeted.
- All bedding is non-allergenic. The sheet and duvet covers are either cotton or poly/cotton.

Downstairs bathroom

- The downstairs bathroom is next to both downstairs bedrooms. Access to the bathroom is through a door 75cm wide.
- The bathroom has tile flooring and one ceiling light, one shaver light and an automatic extractor fan.
- The toilet is 42cm high. There is a large pedestal washbasin 78cm high and traditional twist-type taps. There is a bath with a 50cm side to step over. At the tap end of the bath is a shower head and there is a shower curtain along the edge of the bath.
- There is an airing cupboard in the bathroom and a monks-bench style laundry box next to the bath.

Upstairs bedroom on a mezzanine floor

- The upstairs bedroom is accessed via a 13-step spiral staircase with handrail. The wooden steps are 32cm deep at the outside and 10cm deep on the inside and are 65cm wide. They have been sprayed with a non-slip coating.
- There is a mains-wired smoke alarm at the top of the stairs.
- The door into the bedroom is 75cm wide.

- The bedroom has a 4ft 6" wide and 6ft long pine bed which is 42cm high. There are two bedside cabinets with a bedside lamp on each. There is a self-standing wardrobe and shelving unit with a rail 160cm from the floor and room for luggage underneath. There is a chair in the room. The bedroom is carpeted.
- Please note that there is limited headroom to the right hand side of the bed. Care should be taken when accessing the bed from that side of the room.
- There are two windows affording plenty of natural light and views to sea. Each window has lined roman blinds. There is a window down to the room below, affording additional light, and this window has a lined curtain. There are two ceiling lights.
- All bedding is non-allergenic. The sheet and duvet cover are either cotton or poly/cotton.

Upstairs en-suite toilet and shower room

- Access to the shower room is from the upstairs bedroom and through a door 68cm wide. The bathroom is carpeted and has one ceiling light, one shaver light and an automatic extractor fan.
- The toilet is 42cm from the floor. There is a small pedestal washbasin 83cm high, and traditional twist-type taps. The shower has a 29cm lip.

Garden

- The patio doors open from the living room onto a paved area with a round wooden table with attached bench seating and a separate 3-seater bench. There is a large lawn with mature and younger trees, and a garden shed which can be used for storage of surfboards, bikes and wetsuits. In the garden shed there is a charcoal barbeque available for your use.
- A concrete path also leads from the front of the cottage through a wooden door measuring 62cm, to the garden at the back of the house.
- Care must be taken in the garden to beware of un-level areas of lawn and old tree stumps. There is a bank at the far end of the garden which can harbour nettles. The garden is fenced.