

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 SWALLOWS



Introduction

Venndown Farmhouse is located high above the village of Boscastle and is ideal for those wanting a peaceful self-catering holiday, in a rural location with distant sea views. We have two apartments which are adjacent to the farmhouse.

Swallows sleeps two people plus cot, is accessed via a total of six steps, and has level access throughout once inside the apartment. Woodpeckers is the ground floor apartment and can sleep up to six people plus cot.

Both apartments offer quality accommodation and many of our visitors say they are a home from home.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01840 250599 or email venndownfarmhouse@uk2.net.

Pre-Arrival

- A detailed map and directions are available on our website www.venndownfarmhouse.co.uk. If you're using a sat nav please enter our postcode PL35 0EG. On approach we are the second lane on the right and have a tree lined drive, please don't confuse us with Venndown Farm.
- The nearest train station is Bodmin parkway which is 20 miles away, taxis are available at the station.
- The nearest main bus stop is in Boscastle which is 2 miles away, taxis are available there.

Key Collection, Welcome and Car Parking

- The key can be collected from the owner's property situated next door.
- Parking is available for 4 cars, 12 metres from the front door, on private ground.
- The parking area is level and tarmaced
- The parking area and path is lit by motion sensor flood light.
- The path to the property has 3 steps, 1 x 100mm/4ins, 2 x 200mm/8ins, followed by a paved path 13 metres long, then 3 x 225mm/9ins steps onto a decked area.

Entrance to Property

- From the decked area there is a further 2 x 225mm/9ins step into the property
- The front door is 1070mm/42ins wide.
- The entrance is well lit by a flood light on a motion sensor..

- The floor covering inside the entrance is short pile carpet.

Halls, Stairs, Landings, Passageways

- There are no hallways, stairs or landing.

Sitting Room/Lounge

- The main entrance is directly into the living room.
- The living room is one level and short piled carpeted
- Seating is a leather three piece suite, and there is a low coffee table, all of which are moveable.
- The TV is on a stand and subtitles are available.
- Lighting is natural daylight through patio doors and velux windows, wall mounted lights and table lamp provide light at night.

Dining Room

- The door opening width is 700mm/27.5ins.
- There is space around the table for a wheel chair.
- The clear height under the table is 700mm/27.5ins
- Seats are wooden, upright and don't have arms.
- The floor covering is short pile carpet.
- Lighting is provided by a velux window or ceiling light

Kitchen

- The kitchen is level access from the dining room, and lino floor covering
- The door opening width is 780mm/31ins
- The oven has a drop down door and the handle is 800mm above the floor. The hob is 900mm/35.5ins above the floor.

- Worktops are 900mm/35.5ins above the floor.
- The highest cupboards are 1400mm/55ins above the floor, but equipment can be moved to lower cupboards on request, please do this at booking.
- There is no table in the kitchen area.
- Fridge and freezer are both under the work surface. Highest shelf is 500mm/20ins. Lowest is 250mm/10ins.
- The sink has a lever mixer tap.
- The kettle is cordless and 360 degree revolving and the microwave is on the work surface 900mm/35.5ins.
- Light is provided by natural light from the window or ceiling spot lights.

Bedrooms and Sleeping Areas

- There is one bedroom with a king-size bed with memory foam mattress.
- Step-free level access from the dining room.
- The opening door width is 700mm/27.5ins.
- The furniture is built in and is not moveable.
- The height of the bed from the top of the mattress to the floor is 500mm/20ins.
- The space between the wall and bed is 550mm/21.5ins.
- Lighting is natural daylight from velux window and wall lights and bedside lamps.
- The built-in wardrobes offer two hanging rails plus shelves. The hanging rails cannot be adjusted.
- The bedroom is decorated in neutral tones, the short pile carpet offers a contrast between walls and floor.
- Bedding is non-feather.

Bathrooms, Shower-rooms and Toilets

- There is step-free level access to the en-suite shower room.
- Door opening width is 700mm/27.5ins
- There is a 125mm/5ins step into the shower
- Toilet is 430mm/17ins high
- The built-in wash basin is 850mm/33.5ins with ordinary basin taps
- Lighting is natural daylight from velux window plus large window at one end. Ceiling lights, spot lights over basin and two additional lamps.
- Lino flooring

Laundry/Utility Room

- The laundry room is accessed via an outside gravel path with one step 150mm/6ins.
- The opening door width is 700mm/27.5ins.
- The floor surface is tiled.
- Lighting is provided by ceiling lights.

Garden

- Outside the apartment there is a wooden decked area.
- Wooden garden table and chairs, gas barbecue available on request.
- Large lawns are situated around the back and side of the apartment, these are mainly level with slight sloped access from the parking area.

Additional Information

- The mobile phone signal can be poor

- The nearest general hospital with minor injuries is Bodmin 20 miles away. Treliske Hospital A & E is in Truro, 40 miles.
- The nearest Doctors surgery is in Boscastle 2 miles away. Further information is in the welcome folder

Contact Information

Address (Inc postcode): Venndown Farmhouse, Minster, Boscastle
Cornwall PL35 0EG

Telephone: 01840 250599

Email: info@venndownfarmhouse.co.uk

Website: venndownfarmhouse.co.uk

Grid Reference: SX108 886

Hours Of Operation: 8am - 10pm

Local Equipment Hire: Sand chairs and other equipment can be hired from Bude 01288 352226.

The Disability Cornwall website has lots of very useful information and telephone numbers www.disabilitycornwall.org.uk

Local Accessible Taxi: Parnells Taxis - Bodmin 01208 78788
Midas Taxis - Wadebridge 01208 812345