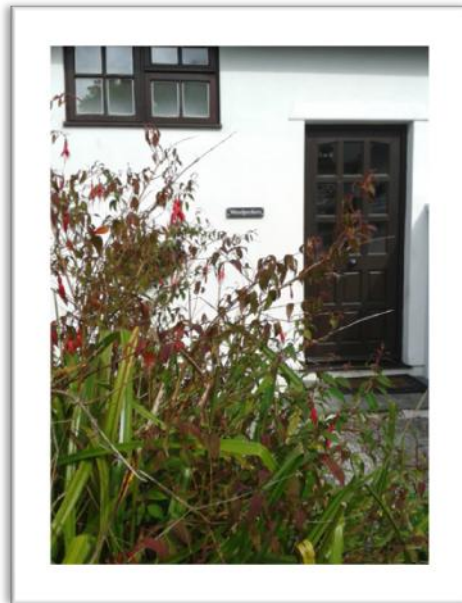


This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

### **Access Statement for Woodpeckers**



### **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 [info@venndownfarmhouse.co.uk](mailto:info@venndownfarmhouse.co.uk).

### **Pre-Arrival**

- A detailed map and directions are available on our website [www.venndownfarmhouse.co.uk](http://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 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 path to the property includes two 200mm/8ins steps and a gravel path.
- The parking area and path is lit by motion sensor flood light.

## **Entrance to Property**

- There is one step to the front door 100mm/4ins high
- The front door is 780mm/31ins wide.
- The entrance is well lit by a flood light on a motion sensor..
- The floor covering inside the entrance is an in laid door mat, leading to wood flooring

## **Halls, Stairs, Landings, Passageways**

- The main entrance is directly into the living room, which then is open plan to the kitchen and dining room

## **Sitting Room/Lounge**

- The main entrance is directly into the living room.
- The living room is one level and wood floored.
- Seating is a leather three piece suite, and there is a low coffee table, all of which are moveable.
- The TV is wall mounted and subtitles are available.
- Lighting is natural daylight, wall mounted lights provide light at night.

## **Dining Room**

- The dining area is open plan to the living room and kitchen.
- The dining table has 700mm clear space around it and is moveable side to side. The under space is 650mm/25.5ins.
- The dining chairs(all moveable) are upright without arms, and have padded seats.
- Wall lights provide lighting at night, and natural light from the patio door by day.
- Wooden flooring covers all the communal areas.

## **Kitchen**

- The kitchen is level access from the lounge, and wooden flooring.
- 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 mixer tap.
- The kettle is cordless and the microwave is on the work surface 900mm/35.5ins.
- Light is provided by natural light from the patio doors or ceiling spot lights.

## **Bedrooms and Sleeping Areas**

- There are 3 bedrooms, 1 double with ensuite shower room, 1 super king room which can be set up as a twin, with an ensuite bathroom, and 1 bunk bed room suitable for children.
- All rooms are situated on the ground floor.
- Access to each room is through a 700mm/27.5ins door way.
- All furniture in the 2 large bedrooms can be rearranged or removed.
- The space next to the bed is 610mm/24ins in the double room and the bed height is 460mm/18ins.
- In the super king room the space is 750mm/29.5ins and the height is 590mm/23ins.
- All bedrooms have short pile carpet and non-feather bedding.

- Lighting is provided by wall lights and table lights in the 2 large bedrooms and a ceiling and table light and in the bunk room.

### **Bathrooms, Shower-rooms and Toilets**

- Access to the bathrooms is level off the 2 large bedrooms
- The opening door width is 640mm/25ins.
- Lino covers the floor in the double room en suite and ceramic tiles in the Super king bathroom.
- In the double room the shower has a 300mm/12ins step, the toilet seat is 420mm/16.5ins above the floor, and the sink height is 860mm/34ins, has a pedestal and a lever tap.
- In the super king/twin room there is a bath with a shower over it, the height of the bath is 580mm/23ins, the toilet seat is 420mm/16.5ins, and the sink height is 800mm/31.5ins, has a pedestal, and 2 taps.
- Lighting is provided by ceiling spot lights.
- The colour of the bathroom is predominantly white.

### **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.
- Large lawns are situated around the back and side of the apartment, these are mainly level with slight sloped access from the parking area or 4 steps access from the back of the apartment.
- A gravel path surrounds the apartment the width is 1200mm/47ins.

## **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](mailto:info@venndownfarmhouse.co.uk)

Website: [venndownfarmhouse.co.uk](http://venndownfarmhouse.co.uk)

Grid Reference: SX108 886

Hours Of Operation: 8 am - 10 pm

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](http://www.disabilitycornwall.org.uk)

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