

# **Access Statement - Rosemary Cottage, Badgers Sett**

## **Introduction**

Rosemary Cottage: All rooms are on the ground floor. We have tried to provide as much information as possible in this statement, if you have any queries please phone or e-mail. We look forward to welcoming you.

## **Pre-Arrival**

- We have a website where photo's and floor plans can be viewed.
- Bookings / enquiries can be made online, via email or phone.
- nearest bus stop is 2 miles from our cottages.
- The nearest train station, is in Liskeard 4.5 miles away; there are accessible taxis at the station.
- You can arrange for shopping to be delivered on arrival via [www.food4myholiday.com](http://www.food4myholiday.com) or many of the major supermarkets will deliver orders placed online.
- We can provide information in large print on request.

## **Arrival & Car Parking Facilities**

- We have spaces for 5 cars for use by the 3 cottages. Spaces are un-allocated and less than 20 metres from the cottages.
- The parking area is gravelled with 3 granite steps (H 23cm , D 50cm, W 190cm ) up to the courtyard, and a further 2 steps into the cottage.
- The courtyard and car park have lighting via a timed sodium lamp and P.I.R. security lighting. Each cottage has its own outside lamp.
- On arrival you will be given an escorted tour of facilities and your cottage.

## **Main Entrance**

- The entrance at the front has 2 steps – (H 12cm, D 40cm W 80cm).
- The door is 80cm wide and opens into the cottage.  
The handle and keyhole lock are 92cm high.
- There is a threshold of 4mm when entering the cottage.

## **The Interior:**

- The bathroom and bedroom doors are both 66cm wide.
- The corridor is 112cm wide by 190cm length, and leads to the open plan dining, kitchen and lounge, bedroom and bathroom.

## **General (Internal)**

- Bedroom: Décor is contrasting with dark skirting and doors with light walls and polished oak flooring.
- Bathroom: Décor is contrasting with dark doors, light walls and ceramic floor tiles that are light green and brown.
- Open plan living area: Décor is contrasting with dark doors and windows, part-feature granite stone wall with remainder being cream plaster. Ceramic floor tiles are light green and brown. White Belfast sink, solid medium wood work surface and cream coloured units.
- Lighting: In open plan area is a mix of ceiling, spot and wall lighting. Bedroom is ceiling and bedside lamps. Bathroom is ceiling and shaver lighting.
- Smoke and heat alarm (audible only) fitted in open plan living area.

## **Dining Room & Lounge**

- The dining room is open plan with the lounge and kitchen.
- Oblong double drop-leaf table (moveable) – central and gate legs, 91cm end of table usable under space, (L64cm, W64cm & H72cm)
- End of table has at least 150cm x 200cm of free space between table and walls.
- Chairs (moveable) – 3 chairs with padded seats and no arms.
- There is free space of 300cm x 150cm clear of doors and furniture.
- Flooring is tiled throughout. Rug in sitting area with coffee table over.
- Furniture is moveable.
- One double sofa and one armchair, all with arms.
- TV provided with remote control (also available are stereo radio with CD player).

## **Bedroom**

- Door width 66cm.
  - Double bed provided – 4ft 6ins.
  - Bed height 58cm floor to top of mattress.
  - Non feather duvets and pillows provided.
  - Sheets, duvet covers and pillowcases are cotton or poly cotton.
  - Floor to ceiling wardrobe with drawer underneath.
  - Largest transfer space available to left or right of bed is 73cm.
  - Bed is movable by 20cm if more space is required to one side
- 
- Largest free space clear of doors and furniture is 120cm by 100cm.

## **Bathroom & WC**

- Door width 67cm.
- Bath with flexible shower over.
- Bath height is 52cm. With integral bath rails on both sides.
- Free space in bathroom (free of doors and furniture) is 50cm by 75cm.
- Toilet seat height 45cm
- Space to right of toilet is 32cm and 20cm to the left.
- Flooring is ceramic tiles.
- Good colour contrast between floor and walls, furniture slightly darker than walls. Pedestal wash basin.

## **Self-Catering Kitchen**

- Kitchen at end of open plan area.
- Worktop (H 90cm, D 60cm).
- Oven door is side opening, height of lowest shelf 50cm.
- Sink is 88cm high with cupboards underneath.
- Electric hob is 90cm high.
- Fridge with small freezer compartment available, highest shelf in fridge 52cm.
- Flooring is ceramic tile.
- At least 175cm free space between all furniture and worktops.
- Kitchen lit with spotlights and over work surfaces.
- Good contrast between floor, cupboards and other surfaces.

## **Grounds and Gardens**

- Small garden designated for occupants of Rosemary Cottage, with lawn, small lawn area with patio table and large flower/shrub borders. Access of 70cm clearance through low granite wall.
- Further 1.5 acre garden with small goal-posts, garden swing; further tables and chairs (at top of hill) available to all guests. Access through large field gate.

## **Laundry**

- There is a separate laundry with front loading washing machine and dryer in utility room next to Rosemary cottage.
- There is one step (H 12cm, W 100cm and D 50cm) outside and a 2cm door threshold.
- The entrance door is 80cm wide.
- Inside there are 2 steps (H 15cm, W 10cm and D 33cm). There is a 65cm width restriction at the top of the steps.
- Freespace in the area is 95cm by 95cm.

## **Shop**

- Not Available.

## **Leisure Facilities**

- Not Available.

## **Outdoor Facilities**

- 1.5 acres of gardens laid out to lawns and flower beds for use by cottage guests.

## **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

- Not Available.

## **Additional Information**

- Information folder is produced in size 12 font (larger font or audio on request).
- Good mobile phone reception in parts of garden, but variable in cottages due to solid granite walls.
- Good WiFi coverage is available throughout the cottage.
- Evacuation of cottages as in accordance with 'Fire risk Assessment'. Individuals are responsible for their own cottage and ensuring that procedures are adhered to. There is a refuge area in the car park.
- The cottage is no smoking.

## **Contact Information**

- Telephone: 01579 320741.
- Email: [info@badgersholidaycottages.co.uk](mailto:info@badgersholidaycottages.co.uk).
- Website: [www.badgersholidaycottages.co.uk](http://www.badgersholidaycottages.co.uk).
- Hours of operation: 9:00 am to 21.00 pm throughout the week.
- Local carers: 01208 77999.
- Local equipment hire companies: WTCS Ltd 01208 269922.
- Local public transport numbers: Bus Line 0845 600 1420.  
Train 08457 000125.
- Local accessible taxi numbers: Easy Access Tax 01579 340007.
- Shopmobility: Food etc, delivered to your door. 01579 324177.

We welcome your feedback to help us improve if you have any comments please contact us via one of the following:

Landline: 01579 320741

Email: [info@badgersholidaycottages.co.uk](mailto:info@badgersholidaycottages.co.uk)