

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

### **Introduction**

Thyme Cottage : rooms are on two floors. 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.
- The nearest bus stop is 2 miles from our cottages.
- The nearest train station, in Liskeard is 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 (16-23cm high, 50-60cm deep, 1.9m wide) 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.
- Upon arrival you will be given an escorted tour of facilities and your cottage.

### **Main Entrance**

- The entrance at the front has 1 step : 14cm high, 55cm deep x 123cm wide.
- The door is 95cm wide and opens into the cottage, hinged on the right. The handle is 112cm high and key hole lock is 94cm high.
- There is a threshold of 15cm high x 18cm deep when entering the cottage.

### **The Interior:**

- The main door opens inwards into open-plan living area which consists of dining room, kitchen and lounge.
- A stair case with ½ -turn landing leaves this area up to 2 bedrooms and bathroom.

### **General (Internal)**

- 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. Stainless steel sink, green/beige work surface and light oak units.
- Bedroom: Décor is contrasting with dark skirting and doors with light walls and light brown carpet.
- Bathroom: Décor is contrasting with dark doors, light walls and light blue and cream vinyl flooring.
- Lighting : Downstairs there are LED down-lighters with a wide angle beam and a standing lamp in sitting area. Upstairs there are spotlights and bedside lamps. Bathroom has covered wall lights.
- Smoke and heat alarms (audible only) fitted on upstairs landing.

### **Dining Room & Lounge**

- The dining room is open plan with the lounge and kitchen.
- Oblong table (moveable side to side) – corner legs, 68cm table usable under space, 120cm long, 80cm wide and 80cm height.
- End of table has at least 150cm x 300cm of free space between table and walls.
- Chairs (moveable) – 4 chairs with padded seats and no arms. One chair with padded seat & back, and one all wood folding chair in under stairs cupboard if needed.
- There is free space of 170cm x 320cm clear of doors and furniture.
- Flooring is ceramic tiles. Rug in sitting area with anti-slip under layer.
- Furniture is moveable and all is non feather.
- One double sofa and two easy chairs, cottage-style suite, all with arms.
- TV and DVD player provided with remote control. Stereo radio with CD player also provided.

### **Kitchen Area**

- Kitchen at side of open plan area.
- Worktop height 90cm, depth 60cm.
- Oven door is drop-down opening, height of lowest shelf 38cm.
- Sink is 93cm high with cupboards underneath & over.
- Electric hob is 90cm high.
- Flooring is ceramic tile.
- At least 150cm x 300cm free space between all furniture and worktops.
- Kitchen lit with down-lights.
- Good contrast between floor, cupboards and other surfaces.
- Fridge with small freezer compartment available, highest shelf in fridge 50cm.
- Dishwasher with pull down front opening door.

### **Upstairs Landing**

- Dimensions 70cm x 260cm, stair width 60cm with rail on one side.
- Water & central heating boiler and controls at top of stairs.
- Stairs, landing and both bedrooms have fitted carpet.

### **Upstairs Double 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 pillow cases are poly cotton.
- Double door wardrobe.
- Largest transfer space available to left or right of bed is 80cm.
- Bed is movable by 50cm.
- Largest free space clear of doors and furniture is 80cm x 160cm

### **Upstairs Twin Bedroom**

- Door width 66cm.
- 2 x 3ft single beds.
- Bed height 58cm floor to top of mattress.
- Non Feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are poly cotton
- Largest transfer space between beds is 40cm.
- Beds have limited moveable space. One bed has reduced access to the side.
- Largest free space clear of doors and furniture is 60cm x 100cm.

### **Bathroom & WC**

- Door width 66cm.
- Standard shower cubicle, 74cm x 74cm.
- Free space in bathroom (free of doors and furniture) is 66cm x 100cm
- Toilet seat height 45cm.
- Space to right of toilet is 30cm and 12cm to the left.
- Flooring is blue and cream vinyl flooring.
- Good colour contrast between floor and walls, white bathroom furniture. Pedestal wash-basin.

### **Grounds and Gardens**

- Small garden designated for occupants of Thyme Cottage, with gravelled patio area. Garden table & 4 chairs with arms supplied. Access via back door width 75cm, opening inwards & hinged on right, height to lock & handle 100cm.
- 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 12cm high and 100cm wide and 50cm deep outside and a 2cm door threshold.
- The entrance door is 80cm wide.
- Inside there are 2 steps 15cm high and 110cm wide and 33cm deep. There is a 65cm width restriction at the top of the steps.
- Free space in the area is 95cm by 95cm.

## **Shop**

- Not Available.

## **Leisure Facilities**

- Not Available.

## **Outdoor Facilities**

- 1.5 acres of gardens laid 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 14 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 Wi-Fi 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**

- Address: Badgers Sett, West Draynes, Liskeard, Cornwall, PL14 6RY
- 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 Taxi 01579 340007.
- Shopmobility: Food etc, delivered to your door. 01579 324177.

## **Future Plans**

Analysis of any comments made in the visitors' book will be taken into consideration.

We welcome your feedback to help us continuously improve if you have any comments please phone 01579 320741 or email:

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