

# Rooke Cottages

## Access Statement Forge Cottage

### Introduction

Forge Cottage has been thoughtfully converted to combine the traditional style of natural stone, slate flagstones, oak floors and beamed ceilings with today's modern comforts. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

### Pre-Arrival

We have an informative website and are also listed in Premier Cottages.

Bookings / enquiries can be made via email, fax, or phone.

The nearest train station Bodmin Parkway is 13 miles away; there are accessible taxis at the station and the no.555 bus travels from the station to Wadebridge every 2 hours.

We can arrange for shopping to be delivered, please let us know your requirements at least 7 days before arrival.

### Arrival, Reception & Car Parking

The main farmhouse and cottages are accessed from the lane via a concrete driveway. Guests are advised to keep vehicles on the driveway and avoid putting wheels on the grass verges, which can be slippery following wet weather. The driveway leads to a gravel parking and turning area. The guest Reception is adjacent to this area via a gateway (90cm wide) and gravel and slate-paved pathway. Parking for Forge cottage is a further 100 metres.

### Entrance to Forge

Luggage can be unloaded from the parking area and transported to the cottage down a gently sloping paved and gravel pathway extending about 30 metres to the front entrance. An alternative path includes 2 steps 20cm high. Neither pathway is considered suitable for occupied wheelchairs.

The entrance at the front has one low step 10cm high. The entrance is 69cm wide and hinged on the left. Inside the front door is a carpeted entrance hall 215cm x 106cm with level access to the open plan lounge, dining and kitchen, WC/wash room and stairs.

### Downstairs WC/wash room

There is level access from the hall via a doorway 69 cm wide. Distance between WC and wall is 120 cm. The washbasin is 80 cm high. The washroom incorporates a stacked washer and dryer. Door to washer is 32 cm high and the door to the dryer is 114 cm high.

### Lounge

Accessed from open hallway way via doorway 72cm wide.

Flooring is polished wood throughout with some loose rugs and level access to hallway.

Furniture is moveable and there are plenty of cushions provided.

Seating comprises one two seat sofa and one three seat sofa.

There is a movable wooden chest type coffee table 107 cm long, 53 cm wide and 55 cm with a minimum 100 cm free space all around.

Log-burning enclosed fire with safety-guard.

Flat Screen, teletext TV and DVD player/recorder provided with remote controls for both. Stereo with CD and tape also available. A French door (69 cm) from the lounge via a 10 cm step leads to a secluded garden with a flagstone and gravel barbecue area opening onto a private lawn.

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### Self-Catering Kitchen / Diner

The kitchen is open plan and has level access from the lounge.  
Flooring is original flagstones throughout (slightly uneven).  
Oven door is drop down, height of lowest shelf 40cm. Grill height is 70cm.  
Slated worktops are 94 cm high with cupboards under.  
Hob is built in to worktop and is 94 cm high  
Sink is 94 cm high with built in cupboards under.  
A plate rack is 175 cm high. A mug rack is 135 cm high.  
Microwave with side opening front door on fridge freezer 142 cm high.  
Electric kettle and toaster on worktop 94 cm high.  
Free standing fridge freezer. Lowest shelf in fridge 33 cm and highest drawer in freezer 128 cm.  
Oak Table provided 137 cm long by 74 cm wide. Height 79 cm and under-space of 63 cm.  
There is a minimum 100cm free space on all sides of table  
Evenly lit kitchen with spotlights above work surfaces where required.  
Front loading washer-dryer beneath worktop. Door height 40cm.  
Front loading dishwasher beneath worktop. Drop door and pull-out shelves. Lowest shelf 30 cm, highest shelf 66 cm.  
Good contrast between floor, cupboards and other surfaces  
Minimum free space between worktops and wall is 130 cm.

### First Floor:

Accessed via stairs comprising 12 steps (20 cm risers) with landing averaging 290cm x 133cm.  
Woven pile carpet on stairs and throughout first floor (not bathroom)  
Level access to all bedrooms and bathroom.  
All doors to the bedroom and bathroom on this floor are 69 cm wide (minimum) except kingsize bedroom which is 65cm.  
All rooms have use of shared bathroom, shower and toilet. The Kingsize bedroom has private WC, wash basin and shower.

### Bedrooms

**Room combinations:** All sleeping accommodation is on the first floor comprising 1 kingsize, 1 twin bedroom and 1 single bedroom.

### General:

Non Feather duvets and pillows provided in each room.  
Sheets, duvet covers and pillow cases are pure cotton  
Flat screen teletext TVs provided in main bedroom with remote control

**Single room:** Bed height 56cm, 90cm wide by 200cm long, Space left side of bed 99cm, foot of bed 140cm. Chest of drawers height 46cm. Top drawer 28cm, bottom drawer 12cm. Wardrobe rail height 165cm.

**Twin room:** Bed height 56cm, 90cm wide by 200cm long, Space between beds 86cm, foot of beds to wall 130cm. Chest of drawers height 46cm. Top drawer 28cm, bottom drawer 12cm. Wardrobe rail height 160cm.

**Kingsize Room:** Bed length 200cm, width 180cm, height 56cm, Free space to left of bed 50 cm. Free space to right of bed 60 cm. Free space to front of bed 70 cm. Chest of drawers height 80 cm, highest drawer 59 cm, lowest drawer 12 cm. Wardrobe rail height 163cm. Shower/WC: step into shower 29cm, shower door 49cm wide. Wash

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basin 85cm high. Toilet to wall 83 cm, wash-basin to wall 106 cm. There is a double door (90 cm wide) from the bedroom to a small balcony 183 cm x 186 cm. The step onto the balcony is 10 cm deep.

### **Bathroom & WC [Shared]**

Door width 69cm

Bath with flexible shower over.

Bath height is 46 cm. Bath length is 150 cm.

Minimum width between toilet and wash basin 80cm. Basin height 85cm.

### **Grounds and Gardens**

French doors to flagstone and gravel barbecue area with garden table, cushioned chairs and sun loungers.

Secluded garden with lawn and mature shrubs.

### **Laundry**

There is no separate laundry but there is a standard size washer and dryer, both front loading, provided in the downstairs WC/wash room.

### **Shop**

Nearest available is post office stores in village, approximately half mile away along country lane.

### **Outdoor Facilities**

Enclosed children's play area with sand pit, swings, climbing frame and sea saw.

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

Not Available

### **Additional Information**

Light switches and power points at normal height and easily accessible from standing position.

Mobile phone reception varies according to service provider. Information available on request.

### **Contact Information**

Proprietors: Rob & Gill Reskelly

Address: Rooke Farm, Chapel Amble, Wadebridge, Cornwall PL27 6ES.

Telephone: 01208 880368

Fax: 01208 880600

Email: [info@rookecottages.com](mailto:info@rookecottages.com)

Website: [www.rookecottages.com](http://www.rookecottages.com)

Hours of contact: 24 hour answer-phone

Local Doctors: 01208 812222 (Wadebridge)

Local Dentists: 01208 812450

Local public transport numbers: Bus 01637 871871 Train 08457 484950**457 484950**

Local taxi numbers: 01208 815775

Tourist Information Centre (Bodmin): 01208 76616

**We welcome your feedback to help us continuously improve. If you have any comments please phone 01208 880368 or email [info@rookecottages.com](mailto:info@rookecottages.com)**