

Rooke Cottages

Access Statement for Courtyard

Courtyard

Courtyard is our latest and largest conversion, providing the ultimate combination of contemporary luxury with traditional character and country charm. 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 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 Main Reception is adjacent to this area via a gateway (90cm wide) and gravel and slate-paved pathway.

Entrance to Courtyard

Luggage can be unloaded from Courtyard's private parking area about 100 metres from the main reception.

Access from the parking area is about 20 metres via a step (15cm) and paved/gravel path and gradual incline (1:2). The path is considered unsuitable for occupied wheelchairs.

The entrance at the front has 2 low steps 10cm high. The door is 77cm wide and hinged on the right.

Inside the front entrance is a wood-floored hallway (200cm x 250cm) with level access to a wet-room/WC and separate utility room. There is level access into the kitchen-diner and on the opposite side open access into the carpeted bedroom wing via 3 x 19cm steps.

Wet-room / WC

Level access from hallway via door 70cm wide.

Step into shower 8cm.

Wash basin 84cm high.

Minimum width between wall and wash basin 82cm.

Utility room

Level access from hall via door 62cm wide. Work-top/sink 92cm high.

Stacked washer and dryer. Side open doors 35cm and 115cm high.

Minimum space sink to wall 87cm and door to washer/dryer 210cm.

Self-Catering Kitchen/Diner

The kitchen access is from the hallway.

Flooring is polished oak flooring throughout.

Range cooker height 92cm. Side open top oven 54cm high, bottom oven 20cm.

Built in oven, door is drop down, height of lowest shelf 40cm. Grill height is 70cm.

Marble worktops 92cm high with cupboards under.

Rooke Cottages

Access Statement for Courtyard

Hob is built in to worktop and is 92cm high.

Sink is 92cm high with built in cupboards under.

Microwave with side opening front door on worktop 92cm high.

Electric kettle and toaster on worktop 9cm high.

Free standing American style fridge freezer. Highest shelf in fridge 146cm and lowest drawer in freezer 15cm. Ice maker 100cm high.

Oak Table provided 220cm long by 90cm wide. Height 75cm and minimum under-space of 63cm.

At least 90cm free space between all furniture and worktops

Evenly lit kitchen with spotlights above work surfaces where required.

Good contrast between floor, cupboards and other surfaces

Double doors to decked balcony

The decked balcony area is accessed via double opening doors (120cm), with 'al fresco' dining for 8 persons. The decked area is protected on all sides by a 90cm high handrail.

Lounge

Level access from kitchen via doorway 70cm wide.

Flooring is polished oak throughout with level access to adjoining twin bedroom.

Furniture is moveable and there are plenty of non feather cushions provided.

Seating comprises 3 sofas (non feather filling) wide enough to provide armed and non-armed alternatives.

There is a movable oak coffee table (80cm x 80cm x 45cm) in the middle of the lounge, with a minimum 47cm free space all around.

The log-burning enclosed fire is protected with a safety-guard.

Wall mounted flat-screen, teletext TV and DVD player/recorder provided with remote controls for both. Stereo with CD also available.

Twin bedroom

Level access from lounge via door 70cm wide. Polished oak floor throughout. Both beds height 56cm, 90cm wide by 200cm long, Space each side of bed, left 50cm, right 50cm, between 50cm, foot 130cm. Chest of drawers height 102cm. Top drawer 80cm, bottom drawer 17cm. Wardrobe rail height 170cm. Corner sink 84cm high. Flat screen TV with remote control.

Twin bedroom WC

Integrated WC via door 60cm wide. Minimum space toilet to door (Note: door is prevented from maximum opening by adjoining chest of drawers.)

Bedroom Wing

Room combinations: Accommodation in the bedroom wing comprises 2 super-king with full en-suite and 1 twin with WC and shower .

Accessed from hallway via 3 carpeted steps 19cm high into bedroom corridor 723cm long by 93cm wide.

Woven pile carpet throughout (except bathrooms)

Level access to all bedrooms.

All doors to the bedrooms are 70cm wide (minimum)

Non Feather duvets and pillows provided in each room.

Sheets, duvet covers and pillow cases are pure Egyptian cotton

Flat screen teletext TVs provided in all bedrooms with remote control

Rooke Cottages

Access Statement for Courtyard

Super-king: Bed height 56cm, 180cm wide by 200cm long, Space each side of bed, left 80cm, right 70cm, foot 90cm. Chest of drawers height 95cm. Top drawer 66cm, bottom drawer 14cm. Wardrobe rail height 170cm. Door to small patio area with table and chairs.

Ensuite: Door from bedroom 70cm wide. Bath with flexible shower over. Bath height 54cm, length 150 cm. Minimum width between WC and wall 100cm. Wash basin to wall 113cm. Bath to door 136cm. Basin height 80cm.

Twin bed: Both beds: length 200cm, width 90cm, height 56cm, Free space to left of beds 0cm, free space between beds 70cm, free space to right of beds 80cm, free space to front of beds 70cm. Chest of drawers height 94cm, highest drawer 66cm, lowest drawer 14cm. Wardrobe rail height 170cm.

WC/Shower: Door from bedroom 70cm wide. Shower door 36cm wide. Wash basin 80cm high. Minimum space basin to wall 144cm, toilet to shower 44cm.

Super-king: Bed height 56cm, 180cm wide by 200cm long, Space each side of bed, left 110cm, right 90cm, foot 74cm. Chest of drawers height 94cm. Top drawer 66cm, bottom drawer 14cm. Wardrobe rail height 200cm.

Ensuite: Door from bedroom 70cm wide. Bath with flexible shower over. Bath height 54cm, length 150 cm. Minimum width between WC and wall 107cm. Wash basin to wall 122cm. Basin height 80cm.

Grounds and Gardens

Private lawn with cushioned sun-loungers adjoining decked balcony with views over open fields. Front barbecue area with garden table and bench seating.

Laundry

There is a separate utility/laundry room incorporating standard size front loading washer and dryer.

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 Website: 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 484950457 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