

Rooke Cottages

Access Statement Walnut Cottage

Introduction

Walnut 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 Walnut cottage is a further 100 metres.

Entrance to Walnut

Luggage can be unloaded from the parking area and transported to the cottage down a gently sloping gravel pathway extending about 50 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 right.

Inside the front entrance is a carpeted hallway 114cm x 280cm with level access to the open plan lounge, dining and kitchen, WC/shower/wash room and stairs.

Downstairs WC/shower/wash room

There is level access from the hall via a doorway 68 cm wide. Distance between WC and wall is 80 cm. Between the shower and wall is 90 cm and wash basin to the wall is 225 cm. A step into the shower is 32 cm high and the washbasin is 79 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 a two seater sofa and two armed easy chairs to provide armed and non-armed alternatives.

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 and stable 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.

Self-Catering Kitchen / Diner

Rooke Cottages

Access Statement Walnut Cottage

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 63cm.
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 140 cm high.
Electric kettle and toaster on worktop 94 cm high.
Free standing fridge freezer. Lowest shelf in fridge 30 cm and highest drawer in freezer 113 cm.
Oak Table provided 106 cm long by 75 cm wide. Height 78 cm and under-space of 60 cm.
At least 100cm free space on two 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 25 cm, highest shelf 60 cm.
Good contrast between floor, cupboards and other surfaces
Minimum free space between worktops and wall is 125 cm.

First Floor:

Accessed via stairs comprising 12 steps (20 cm risers) with landing averaging 95cm wide.
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 70 cm wide (minimum)
All rooms have use of shared bathroom, shower room and toilet.

Bedrooms

Room combinations: All sleeping accommodation is on the first floor comprising 1 kingsize and 1 twin 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

Twin room: Bed height 56cm, 90cm wide by 200cm long, Space each side of beds 240cm and 150cm, foot of 2nd bed 140cm. Chest of drawers height 80cm. Top drawer 57cm, bottom drawer 12cm. Wardrobe rail height 165cm.

Kingsize Room: Bed length 200cm, width 180cm, height 56cm, Free space to left of bed 110 cm. Free space to right of bed 56 cm. Free space to front of bed 126 cm. Chest of drawers height 80 cm, highest drawer 58 cm, lowest drawer 12 cm. Wardrobe rail height 156cm.

Bathroom & WC [Shared]

Door width 65cm
Bath with flexible shower over.
Bath height is 86 cm. Bath length is 150 cm.
Minimum width between toilet and wash basin 80cm. Basin height 86cm.

Rooke Cottages

Access Statement Walnut Cottage

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/shower 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

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