

Rooke Cottages

Access Statement for 'The Farmhouse'

The Farmhouse

With its large informal garden, surrounded by Duchy farmland, the 5 star, self-catering Farmhouse is a perfect family home, one that evokes a feeling of space and gracious living. 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 the Farmhouse

- Luggage can be unloaded from the drive at the front of the Farmhouse through a gated entrance via two steps (15cm and 20cm high) and a short concrete footpath.
- There is parking at the end of the drive, 50 metres from the footpath via a slight gravel incline (1.25).
- The entrance at the front has 2 low steps 5cm high and 100cm wide. The door is 87cm wide and hinged on the left.
- There is no rear entrance or exit.
- Inside the front entrance is a large wood-floored hallway (5 metres x 4 metres) with 82cm wide doorway to the lounge, stepped access to the kitchen-diner and 90cm wide corridor to stairs.
- There is level access to the lounge. The kitchen diner is accessed via a slated step way, comprising 3 steps, each 20cm high by 85cm wide with a galleried banister / hand rail.

Downstairs WC

Not Available

Lounge

Accessed from open hallway way via doorway 82cm wide.

Flooring is polished wood throughout with level access to hallway.

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 wooden chest-type coffee table (92cm x 50cm) in the middle of the lounge, with a minimum 85cm 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.

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Self-Catering Kitchen

- The kitchen entrance is from the open hallway via a slated stepway, comprising 3 steps, each 14cm high by 85cm wide with a galleried banister / hand rail.
- Flooring is original flagstones throughout.
- Oven door is drop down, height of lowest shelf 40cm. Grill height is 70cm.
- Slated worktops are 100cm high with cupboards under.
- Induction hob is built in to worktop and is 100cm high
- Sink is 100cm high with built in cupboards under.
- Plate rack and hanging saucepan rack are 150cm and 200cm high respectively.
- Microwave with side opening front door on worktop 100cm high.
- Electric kettle and toaster on worktop 100cm high.
- Free standing American style fridge freezer. Highest shelf in fridge 146cm and lowest drawer in freezer 60cm. Ice maker 100cm high.
- Oak Table provided 200cm long by 85cm wide. Extendable to 280cm long. Height 85cm and under-space of 66cm.
- At least 100cm free space between all furniture and worktops
- 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 40cm, highest shelf 66cm.
- Good contrast between floor, cupboards and other surfaces

First Floor:

- Accessed via twin stair cases of 12 steps each with landing and hallways averaging 95cm wide throughout but 71cm at its minimum. Stair steps are steep, ranging from 20 to 24cm high, 31cm deep and 100cm wide.
- The stairs have single handrails with security gates at the top of each stairway.
- Woven pile carpet on stairs and throughout first floor (not bathroom)
- Level access to all bedrooms. Stepped access to bathrooms.
- All doors to the bedroom and bathroom on this floor are 80cm 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 2 kingsize (1 with attached WC), 1 single and 1 bunk 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 both kingsize bedrooms with remote control

Single room: Bed height 56cm, 90cm wide by 200cm long, Space each side of bed, left 120cm, right 50cm, foot 130cm. Chest of drawers height 80cm. Top drawer 63cm, bottom drawer 12cm. Wardrobe rail height 158cm.

Bunk room: 2 x 90cm wide by 193cm long bunk beds, bottom bed height 53cm, top bed height 130cm. Minimum free space between bed and wall 160cm. Ladder rungs 35cm lowest, 89cm highest. Wardrobe rail height 128cm.

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Kingsize Room: Bed length 200cm, width 180cm, height 56cm, Free space to left of bed 95cm, free space to right of bed 150cm. Free space to front of bed 150cm. Chest of drawers height 110cm, highest drawer 92cm, lowest drawer 20cm. Wardrobe rail height 166cm.

Kingsize with WC and wash basin.

Bed length 200cm, width 180cm, height 56cm. Free space to left of bed 95cm, Free space to right of bed 76cm. Chest of drawers height 116cm, highest drawer 91cm and lowest drawer 17cm. Step (12cm) to WC with wash basin. Door to WC 69cm wide. Space between toilet and wash basin 40cm. Basin 80cm high.

Bathroom & WC [Shared]

Accessed via step 17cm high (opposite stairs).

Door width 66cm

Bath with flexible shower over.

Bath height is 40cm. Bath length is 150 cm.

Minimum width between wall and wash basin 66cm and between toilet and bath 43cm. Basin height 80cm.

Shower & WC [Shared]

Accessed via step 18cm high (opposite stairs)

Shower cubicle rim height (step over) is 33cm, size 90cm x 90cm, door width 48cm (folding)

Minimum width between wall and wash basin 85cm and between toilet and door 183cm. Basin height 80cm.

Grounds and Gardens

Large sloping garden (grassed) with garden table, cushioned chairs and sun loungers.

Laundry

There is no separate laundry but there is a standard size washer dryer, which is front loading, provided in the kitchen.

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

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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