

Rooke Cottages

Access Statement Meadow Cottage

Introduction

Meadow Cottage has been thoughtfully converted to combine the traditional style of natural stone, slate flagstones 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 Meadow cottage is a further 50 metres.

Entrance to Meadow

- Luggage can be unloaded from the adjoining parking area and transported to the cottage via a paved step access comprising 3 steps between 15cm and 20cm high.
- The entrance to the cottage has 3 steps 24cm/14cm/10cm high. The outer door is 115cm wide and hinged on the right.
- Inside the outer door is a small flagstone lobby 150cm x 140cm with level access to the kitchen and downstairs WC. Twin doors from the lobby to the kitchen open to a minimum 135cm wide.

Downstairs WC/wash room

There is level access from the hall via a doorway 62 cm wide. Distance between WC and door is 150 cm. The washbasin is 80 cm high.

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 95 cm high with cupboards under.
- Hob is built in to worktop and is 95 cm high
- Sink is 95 cm high with built in cupboards under.
- A spice rack is 150 cm high.
- Microwave with side opening front door on fridge freezer 136 cm high.
- Electric kettle and toaster on worktop 95 cm high.
- Free standing fridge freezer. Lowest shelf in fridge 18 cm and highest drawer in freezer 104 cm.
- Oak Table provided 150 cm long by 76 cm wide. Height 76 cm and under-space of 62 cm. There is a minimum 60cm between table and wall on 2 sides.
- There is a minimum 220cm free space on all sides of table
- Evenly lit kitchen with spotlights above work surfaces where required.

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- Front loading washer beneath worktop. Door height 40cm.
- Front loading dishwasher beneath worktop. Drop door and pull-out shelves. Lowest shelf 30 cm, highest shelf 60 cm.
- Tumble dryer in storage cupboard via door 70cm. Side opening dryer door 40cm high. Space between dryer and cupboard door 110cm. Access difficult via wheelchair.
- Good contrast between floor, cupboards and other surfaces
- **Lounge**
 - Level access from kitchen via double doors opening to 120cm wide.
 - Flooring is laminate wood throughout with a loose fire rug.
 - Furniture is moveable and there are plenty of cushions provided.
 - Seating comprises two 3-seat leather sofas and one armed easy chair.
 - There is a movable wooden chest type coffee table 100 cm long, 50 cm wide with a minimum 170 cm free space to the front.
 - A Log-burning enclosed fire is protected with a 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.

First Floor:

- Accessed via carpeted stairs comprising 13 steps (18 cm risers, 31cm deep and 80cm wide) with landing averaging 80cm wide by 420cm long.
- Woven pile carpet throughout first floor (not bathroom)
- Level access to all bedrooms and bathroom.
- All doors to the bedroom and bathroom on this floor are approx 69 cm wide (minimum) except the super-king bedroom which is 70cm.
- All rooms have use of shared bathroom, shower and separate toilet. The super-king bedroom has private WC, wash basin and shower.

Bedrooms

Sleeping accommodation comprises 1 super-king bedroom, 1 triple 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 (where provided) all have remote control.

Single room: Access door 60cm wide. Bed height 56cm, 90cm wide by 200cm long, Space right side of bed 120cm Foot and left side adjoin walls. Chest of drawers height 80cm. Top drawer 60cm, bottom drawer 12cm.

Triple room: Access via door 69cm wide. All beds 56cm high, 90cm wide by 200cm long. Minimum space between beds 50cm. Maximum space 130cm. 2 Beds adjoin walls on one side. Chest of drawers height 76cm. Top drawer 58cm, bottom drawer 18cm. Wardrobe rail height 140cm.

Super-king Room: Access via door 70cm wide. Bed length 200cm, width 180cm, height 56cm, Free space to left of bed 140 cm. Free space to right of bed 180 cm. Free space to front of bed 50 cm. Chest of drawers height 106 cm, highest drawer 84 cm, lowest drawer 16 cm. Wardrobe rail height 140cm. Level access to shower/WC. Step into shower 15cm. Wash basin 78cm high. Toilet to shower 70 cm, wash-basin to wall 100 cm.

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Bathroom (Shared)

Level access via door width 60cm

Bath with flexible shower over.

Bath height is 46 cm. Bath length is 150 cm with integral rail on both sides.

Minimum width between wall and wash basin 140cm. Bath to wall 80cm. Basin height 80cm.

WC (Shared)

Level access via door 60cm wide. Wash basin 83cm high. Minimum space toilet to door 70cm, wall and wash basin 75cm.

Grounds and Gardens

Walled and lawned private garden with paved and part covered barbecue area with garden table, cushioned chairs and sun loungers.

Laundry

There is no separate laundry but there is a standard size washer in the kitchen and a dryer in kitchen cupboard.

Shop

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

Outdoor Facilities

Separate, 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