

Access Statement For Corn Barn

Introduction

The Corn Barn is a self-catering barn conversion for up to 5 people. The following statement is a summary of our provision. If you have any questions please call us.

Pre-Arrival

You can phone on 01736 740293 or email alan@boskennalbarns.com

- We have a basic website with photos of the Corn Barn.
 - Bookings / enquiries can be made via email, fax or phone
 - The nearest bus stop is 1 mile away.
 - The nearest train station at Penzance is 4.5 miles away; there are accessible taxis at the station.
- We cannot accommodate pets.

Arrival & Car Parking Facilities

- There is a car park is 12m from the front door with a paved even path on a slight incline from the car park.
 - Car park is levelled, even concrete although on a slight slope.
- The space is marked 'Corn Barn' as is the barn itself to the LHS of front door. A 900mm (3 ft) handrail with hedging plants is to the RHS.

Reception

The keys are in the front door of the barn so that in the unlikely event we are not on site, guests may let themselves in.
Normally, there will be someone available at the farmhouse opposite the car park to show you around the barn.

Barn entrance

- The entrance door at the front has a threshold 3.5" (90mm) high; doorway is 29" (740mm) wide; door hinged on RHS, opens inwards
 - The keyhole lock is 43" (1.1m) high from floor
 - Inside the front entrance is a hallway with 1.7m x 1.6m freespace; leads to the 3 ground floor bedrooms, bathroom and upstairs.
- Smoke alarm fitted in hall

General

Electric switches & sockets are between 24" (600mm) and 55" (1.57m) from floors.

Laminate flooring throughout with rugs, except tiled bathroom and carpet on stairs.

Main bedroom (double)

From hall corridor 35.5" (900mm) wide to doorway 29" (740mm) wide; inward opening, hinged RHS.

Free space in front of the bed is 67" (1.7m) x 77" (1.95m);

30" (750mm) either side of the bed with bedside lights on cabinets 2ft (600mm) high;

pull light switch over the bed;

radiator with thermostatic valve;

built-in wardrobe – clothes rail inside 63" (1.6m) high, electric consumer unit also here;

King-size bed (5ft), mattress top from floor is 27.5" (700mm).

Non Feather duvets and pillows provided.

•Sheets, duvet covers and pillowcases are cotton

Dressing table with mirror (light above) – 34" (870mm) high - hard wired hair dryer on wall just above

Padded stool 19" (480mm) high

•Good colour contrast between floor, walls and furniture

2 windows – front window cill is 42" (1070mm) high

- rear cill is 39" (1m) high

Hard wired hair dryer on wall just above

3 sockets

Bedroom (bunk beds)

•Door width 29.5" (740mm); hinged RHS, opening inwards

•Bunk beds provided – 3ft.

•Bed height 21" (530mm) floor to top of mattress but due to ladder up to top bunk is only 57" (1450mm) wide;

- 53" (1350mm) to top mattress (top rail is 5 ft from floor);

- ladder is 4 step, bottom step is 16" (400mm) from floor

Light pull switch, reachable by both beds

Bedside light for bottom bunk on cabinet 2 ft (600mm) high.

Corner shelf for top bunk.

•Non Feather duvets and pillows provided.

•Sheets, duvet covers and pillow cases are cotton

•Free space available to side of bed is 31.5" (800mm)

•Largest free space clear of doors and furniture is 38" (970mm) x 56" (1420mm)

Radiator with thermostatic control.

Built-in wardrobe with mirror and internal clothes rail 68" (1.73m) high; 4 slatted shelves extending from 21" (530mm) from floor to 71" (1.8m).

•Good colour contrast between floor, walls and furniture

Window cill 51.5" (1.3m) from floor

Bedroom (single)

Door width 29.5" (740mm) wide; inward opening, hinged LHS.

Freespace in front of the bed is 67" (1.7m) x 77" (1.95m);

37.5" (950mm) to side of the bed with bedside light on cabinet (3ft (900mm) high) integral to built-in wardrobe;

Bed – 3 ft wide, mattress 23" (590mm) high.

space 20" (500mm) at foot of bed.

pull light switch over the bed;

radiator with thermostatic valve;

built-in wardrobe – clothes rail inside 67" (1.7m) high;

Non Feather duvets and pillows provided.

- Sheets, duvet covers and pillow cases are cotton

Mirror on wall at foot of bed

- Good colour contrast between floor, walls and furniture

1 window – cill is 51" (1.3m) high

2 sockets

Bathroom

From hall corridor 35.5" (900mm) wide to doorway 29" (740mm) wide; inward opening, hinged LHS.

Carpet strip in doorway.

- Bath with flexible shower over above the shower controls

- Bath height is 20.5" (520mm). Integral bath handles available on both sides

- Free space in bathroom (free of doors and furniture) is 63" (1.6m) by 51" (1.3m)

- Toilet seat height 19" (480mm)

- Space to right of toilet is 35.5" (900mm)& space to LHS is 14" (360mm)

- Flooring is tiled

- Good colour contrast between floor, walls and furniture

- Release mechanism on outside of locked door

- Vanity unit (built-in) under washbasin which is 35" (890mm) high;

mirror and shaver point above

Towel rail above radiator (with thermostatic control) extends from 39"-62" (980mm-1.56m) from floor

Stairs

•12 steps to the first floor. The stairs risers are 8" (200mm) high, 10" (250mm) treads, 32" (815mm) wide with short pile beige carpet. They have handrails either side 39" (1m) high.

Self-Catering Kitchen

- Kitchen open plan with Dining room-lounge

- Worktop height 3ft (900mm).

- Standard height built under single electric oven with drop down door.

- Electric 4-ring hob above is 3ft (900mm) high

- Sink is 3ft (900mm) high with cupboards underneath

- Flooring is laminate

Standard height base & wall units

- At least 74" x 142" (1.88m x 3.6m) free space between units

- Evenly lit kitchen with pelmet lights above work surfaces where required

- Good contrast between base & wall units

- Fridge-freezer, highest shelf in fridge 51" (1.3m).

Front loading washing machine & dish washer.
Micro-wave, kettle & toaster sit on worktop
Mains wired heat detector
Fire blanket and fire extinguisher

Dining Area & Lounge

- The dining area is open plan with the lounge and kitchen.
- 39" (1m) gap between breakfast bar and banister rail around top of stairwell leads to dining area.
- Rectangular extendable table (moveable side to side) – legs under, 30" (750mm), 63" (1.6m) long, 39" (1m) wide and 30" (760mm) high
- Free space by table is 33.5" (850mm) around to the wall on RHS.
- Chairs (moveable) – 5 chairs with padded seat and no arms.
- Lounge furniture is moveable and all is non feather -
- One 3 seat settee and 2 armed easy chairs provided.
- Coffee table provided 22" x 38" (560mm x 980mm) & 15" (380mm) high.
- Free space in lounge area 63" x 3ft (1.6m x 900mm)
- Teletext TV provided with remote control (also available are DVD player, VCR, digiboxes all with remotes)
- Oil fired stove on a 5" (125mm) slate hearth
- Décor is contrasting with skirting's and doors.
- Smoke alarm fitted in open plan living area.

2 steps down to balcony double doors – steps are 5" (125mm) high by 12" (300mm) tread and 7" (175mm) tread.

Doors are 47.5" (1.2m) wide in total, 21" (530mm) wide each

Leads to balcony 177" x 140" (4.5m x 3.56) with hot-tub & moveable table & chairs.

Hot-tub is 30" (760mm) high.

Balustrade 3ft (900mm) high around balcony

Off dining area is door to barn steps leading down to rear garden area.

Door is 29" (740mm) wide with 2" (50mm) step up from inside (threshold) and 7" (175mm) down to outside.

10 concrete steps 8" (200mm) risers and 11.5" (290mm) treads plus a granite bottom step with 5" (125mm) riser and 11.5" (290mm) tread.

Laundry

- Tumble dryer available in garage by reception – pay as you use.

Grounds and Gardens

- Garden (grassed) with children's play equipment available to all residents of the barns plus picnic table.

Seat and picnic table also available in meadow to RHS of main vehicular

entrance.

Additional Information

- Unreliable mobile phone reception
- The flat is no smoking

Shop

- Nearest is 1.5 miles at Crowlas

We welcome your feedback to help us continuously improve if you have any comments please fill out the questionnaire in the barn.