

Access Statement For 'Top Cowhouse'

Introduction

The Top Cowhouse is a self-catering barn conversion for up to 2 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 car parking to the side of the barn on even tarmac on a slight slope and a tarmac path to the rear or flat concrete path to the front door. The space is marked 'Top Cowhouse' as is the barn itself to the LHS of front door.

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 20m away to show you around the barn.

Barn entrance

- The entrance door at the front has a threshold 8" (205mm) high; doorway is 29.5" (750mm) wide; door hinged on RHS, opens inwards
 - The keyhole lock is 43" (1090mm) high from floor
 - Inside the front entrance is a hallway 34" (860mm) wide; leads to the bedroom and bathroom.
- Smoke alarm fitted in hall
- The back door (off the kitchen-lounge area) is 31.5" (900mm) wide, opens inwards, hinged on RHS (from inside); threshold is 3.25" (80mm) then 2" (50mm) step down over 15.25" (390mm) tread into lounge area.

General

Electric switches & sockets are between 18" (450mm) and 48" (1.2m) from floors.

Pine natural wood flooring throughout with rugs, except tiled bathroom and kitchen area.

Bedroom (double)

Doorway 29.5" (750mm) wide; inward opening, hinged LHS.

Free space at foot of the bed to wall is 38.5" (980mm)

41" (1040mm) either side of the bed with bedside lights on cabinets 2ft (600mm) high;

built-in wardrobe – clothes rail inside 67.5" (1.71m) high, electric consumer unit also here;

King-size bed (5ft), mattress top from floor is 21.5" (545mm).

Non Feather duvets and pillows provided.

•Sheets, duvet covers and pillowcases are cotton

Dressing table with mirror – 33.5" (850mm) high; hard wired hair dryer on wall just above;

Mirror also on adjacent wall from 20" (510mm) up from floor to 67" (1.7m) high

Pine stool 16" (405mm) high

•Good colour contrast between floor and (light) walls to 3 sides

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

- rear cill is 39" (1m) high

Hard wired hair dryer on wall just above

2 windows with cills 31.5" (800mm) high

4 double sockets

Bathroom

Doorway 26.5" (670mm) wide; inward opening, hinged LHS.

•Bath with flexible shower over above the shower controls

•Bath height is 21" (530mm). Integral bath handles available on both sides.

•Diagonal grab rail on tiles above side of bath.

•Free space in bathroom (free of doors and furniture) is 6ft" (1.8m) by 51" (1.3m)

•Toilet seat height 17.75" (450mm)

•Space to right of toilet is 30" (760mm)& space to LHS is 23" (585mm)

•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 34.5" (880mm) high; mirror and shaver point above.

•Built-in cupboards floor to ceiling on both sides, top shelf is 67" (1.7m) high on RHS and 78.5" (2m) on LHS

Towel rail above radiator (with thermostatic control) extends up o the top rail 67" (1.7m) from floor

Window cill is 41" (1050mm) high

Self-Catering Kitchen

•Kitchen open plan with Dining room-lounge

•Worktop height 36.5" (930mm).

- Standard height built-under single electric oven with drop down door.
 - Electric 4-ring hob above is 36.5" (930mm) high
 - Sink is 36.5" (930mm) high with cupboards underneath
 - Flooring is tiled
- Standard height base & wall units, breakfast bar with support leg on end at same height
- 83" x 51" (2.1m x 1.3m) 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.
- Round table with side extending flaps (moveable side to side) – legs under, 3ft (915mm) diameter and 29" (730mm) high
- Chairs (moveable) – 2 dining chairs with no arms.
- Space around table approximately 28" (710mm) but variable as table is moved
- Lounge furniture is moveable and all is non feather -
 - One 3 seat leather armed settee provided.
 - Free space between furniture & walls is 83" x 98.5" (2.1m x 2.5m)
- Coffee/card tables provided
- Teletext 32" flatscreen digital TV provided with remote control (also available is DVD player with remote)
 - Décor is contrasting with skirting's and doors.
 - Beams overhead
 - Wall uplighters & standard lamp.
 - 3 windows with cills at 30" (760mm) high and 1 at 40.5" (1030mm) high
 - Smoke alarm fitted in open plan living area.

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.
- Tarmac flat path behind barn leads to concrete steps which are 6.5"(160mm) high (risers), have 13" (330mm) treads and are 53"(1.35m) wide – they lead up to fairly even gravelled garden area

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.