

Access Statement for Moderno - Tregrill Farm Cottages

Introduction

Tregrill Farm Cottages is a small group of individually styled self catering properties. It is easy to find, close to village of Menheniot which has an excellent shop, 2 miles from the A38 and market town of Liskeard, 6 miles from the coast and just a 30 minute drive from Plymouth city centre.

Pre-Arrival

- We can be contacted by text, telephone and email. There is free wifi internet access available in our cottages.
- Public transport timetables are available in the cottage housebook and pick ups can be arranged by local taxi from coach or train station in Liskeard.

There is a bus stop in Menheniot village, 0.5 miles away and the train station is in Liskeard 2 miles away.

- Waitrose, Asda and Tesco will deliver groceries here, local groceries can be ordered from www.food4myholiday.co.uk
- Nearest equipment hire is Saltash Mobility, 01752 845265, <http://saltashmobility.co.uk/>.

Arrival & Car Parking Facilities

There is car parking on site on a level gravelled surface. There is space for at least two cars outside Moderno, with a parking

space width of 5m. If additional parking is required please contact us so that we can try to accommodate this.

There is a short walk from the parking area to the cottage which is initially on a gradual downward incline out of the car park and into the lane, then a turn right in through a level gateway into the cottages gardens. The distance from the Moderno parking space to the gate into the cottage gardens is 16 metres.

Guests can park temporarily outside the gate to unload luggage or pick up passengers.

Automatic outside lighting is provided for the car parking area and the cottage gardens, this switches on at dusk and off at around 11pm. There is a movement sensor light outside of the Games Room.

Each cottage has its own outside light; the switch is by the front door.

We have provided a torch in each cottage as there is no street lighting in Tregill.

We are happy to help you with your luggage, provide a guided tour or appliance instruction if you would like this.

Access to Moderno

From the gate into the cottage gardens it is 9m to Moderno's front door. This means that there is a total walking distance from parking space to door is a little over 25 metres.

Access to Moderno is along a level gravelled path (4.5m long and min width 1.6m) and an uneven paved path (4.5m long and min width 1.2m) and over the threshold into the main hallway.

There is a step over the threshold which is 9cm.

Hall, Stairs, Landing, Corridors etc

The width of entrance through the door is 76cm, the height of key hole is 87cm.

Moderno has an entrance hall which has a hanging rack for coats.

The hall has a wood laminate floor and from it lead the two bedrooms and separate toilet and the staircase to the first floor.

The staircase is varnished wood, is 86cm wide. There is a handrail on the right of the staircase. The steps are 22cm deep and **XX** high.

Open plan living area

The cottage is open plan and level from the top of the staircase, a stair guard is available in the cottage should you wish to use it. The flooring is wood laminate.

The cottage has a wood burner at a standard height set on a hearth area, a fireguard is provided.

There is three seater sofa and a chair, the floor has a large rug with a wooden coffee table

All furniture is movable, please ask us if you would like us to assist with moving a piece of furniture.

There is a LCD flat screen 32 inch TV with Freeview and remote control, DVD player, CD player and radio on a wooden TV shelf.

There is no loop system, if you have a requirement for visual or hearing assistance please contact us to see how we can help.

The kitchen is also on the first floor, open plan to the lounge areas with no internal steps. It has units that are at normal worktop height. There is an integrated electric oven and hob, dishwasher, washing machine and tumble dryer. There is a freestanding fridge freezer and microwave.

There is a large dining table in the kitchen area with four chairs available for seating.

The kitchen can be accessed from both sides of the living area and the width of the walk through area is 99cm.

Bedrooms

All of our cottages have synthetic filled, hypoallergenic pillows and duvets. None of the cushions, bedspreads or pillows contain feathers. All beds have mattress and pillow protectors that are regularly washed.

Door widths and walkthrough space into the en-suite in the master bedroom is 74cm. The doorway to the en-suite is 66cm.

King size bed size is: height 46cm, width 156cm, length 207cm

The twin room doorway has a walkthrough space of 74cm, the doorway into the ensuite is 76cm.

Twin beds have a height of 51cm, width 93cm and length 198cm. One is accessible from both sides and the other is only accessible from the left side in between each bed.

The bedrooms both have a tightly woven carpet.

There is limited room to move furniture in the bedrooms but please ask and we will try to assist you.

The master bedroom has an extra TV aerial point if you wish to bring a small television to create an additional quiet space.

Bathrooms

Both bathrooms are on the ground floor. The master bedroom has an en-suite bath with shower over. The twin room has a small en-suite shower room. There is also a separate toilet on the ground floor. They all have non-slip vinyl flooring.

The toilet doorway width is 74cm. The height of both toilets is 42cm.

In the en-suite the space around the toilet is 82cm wide

In the separate toilet the space around toilet is 68cm from the door to toilet and the room is 78cm wide

The bath height is 53cm

The step into shower height is 32cm

There are no handrails.

All the taps have lever handles.

Grounds and Gardens

Each cottage has outdoor patio furniture and a built in barbeque.

There are a number of outdoor plastic chairs suitable for small children.

Moderno has a large decked patio area that is accessed from the front door, down a path and across the lawn, around 9m from the front door. There is a small step of 8cm onto the deck where there is a table and two bench seats which are not fixed. Access to the built in BBQ is 64cm in width with a step down of 18cm.

Leisure Facilities

- The games room has pool table, table tennis and a dart board, books, games and DVDs. It is situated off the car park in the old hayloft and accessible up and flight of 6 stone steps, a hand rail is provided.

Additional Information

- Each cottage has clear fire emergency procedures on the wall in each cottage. Location of equipment is clearly marked and all properties have two battery smoke alarms.
- Heating and Hot water are provided by oil fired central heating the cost of which is included in the rental price, radiators in all rooms.
- Staff assistance is available

Wifi access in each cottage

There is good mobile reception of all networks, some limited reception in some of the downstairs bedrooms.

Each cottage has an information book produced in size 12 font.

We review our cottages through guest feedback and industry developments and always welcome suggestions to help us

continuously improve. If you have any comments please phone 01579 345295 or email info@tregrillfarmcottages.co.uk

Contact Information

Address: Tregill Farm Cottages, Menheniot, Liskeard,
Cornwall

PL14 3PL

Telephone: 01579 345295

Email: info@tregrillfarmcottages.co.uk

Website: www.tregillfarmcottages.co.uk

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