

Access Statement For Cockle Cottage

Introduction

Roundhouse Barn Holidays provides five star, award winning self catering accommodation on the western side of The Roseland Peninsula. We are close to the King Harry Ferry and Turnaware Point and from the top of our winding driveway; guests can enjoy magnificent views of the Fal estuary from Falmouth to Mylor and onwards to Loe Beach.

We cater exclusively for adults. We do not take children under 14 or pets. The cottages, courtyard garden and gardens leading up the driveway to the car park are all no smoking areas.

We have three, one-bedroomed self-catering cottages (Cockle Cottage, The Dairy and The Carthouse). We also have a B&B Suite.

We have a well behaved dog called Barney. He tends to welcome everyone with a bark, but is very friendly. He is also likely to sit outside your front door in the morning to say hello - particularly if you are cooking sausages and bacon, but please resist the temptation to feed him. Please let us know if you are not keen on dogs and we will try and keep him away from you.

Cockle Cottage is a separate, detached barn. Its southern side overlooks a beautiful courtyard garden. On the northern side, Cockle Cottage overlooks open fields that often have cattle or sheep grazing in them. Here is a view of Cockle Cottage taken from our courtyard garden.



Pre-Arrival

You can contact us by telephone - 01872 580038, by text on 07977 262342 or by email at info@roundhousebarnholidays.co.uk. We can provide information in large print should you require it.

Our website has more details about the facilities in Cockle Cottage. Please contact us if you need any additional information.

We are 4½ miles from St Mawes which has a small number of shops/banks/ restaurants/pubs, etc and 3½ miles from our local pub (The Roseland Inn) at Philleigh. The Roseland Inn has a comprehensive lunchtime and evening dining menu.

There is limited public transport in the area – we have copies of the local bus timetables. If you plan to use public transport on your holiday, please contact us to discuss your plans.

Arrival & Car Parking Facilities

Our car park has 5 clearly demarcated car parking spaces at the top of our driveway. – see below.



Please always park within these spaces. If you have visitors coming to see you, please let us know so that we can make appropriate car parking provision for them. Our driveway is level, gravelled and lit at night.

Our car park is approx 50 metres from Cockle Cottage. The Car Park is also our fire assembly point.

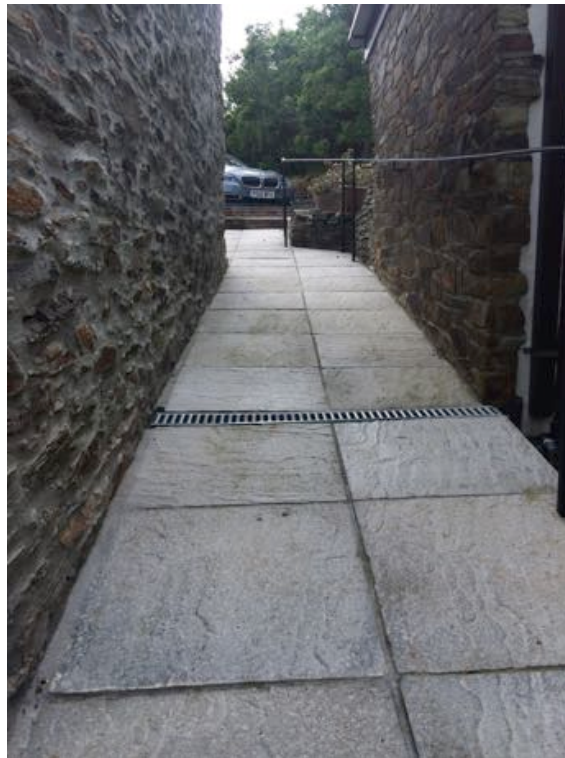
When you arrive, you can park at the bottom of our driveable to unload luggage. You can also park at the bottom of our drive to load up luggage when you check out.

If you have a mobility problem you can park nearer to the barns in our private parking area.

Cockle Cottage is accessed at the bottom of our driveway. There are two 18cm steps and a ramp with a hand rail to the left of the main barn – see photo below.



The ramp is approximately 6 metres long – see the photo below.



At night times the steps, ramp and pathways to Cockle Cottage are lit by external lights linked to motion sensitive PIRs. Cockle Cottage is to the left as you come down the ramp.

Outside Cockle Cottage, there is another motion sensitive PIR and external light above the front door.

Main Entrance Cockle Cottage

Cockle Cottage is a detached, single storey barn. There is a 20cm step up into Cockle Cottage from the Courtyard Garden – see the photo below.



Cockle Cottage comprises 4 rooms – a kitchen/diner, a lounge, a bedroom and an ensuite bathroom. Cockle Cottage's front door opens into the large kitchen with a natural slate floor with under-floor heating.. There is a step up into the bedroom and a step down from the kitchen into the lounge. As there are steps up from the courtyard garden into Cockle Cottage and from the kitchen into both the lounge and the bedroom, we do not recommend it for guests with significant mobility difficulties

Kitchen

The kitchen has standard height worktops and a range of wall and floor-mounted units. The sink has simple quarter-turn hot and cold taps. The kitchen comes fully equipped with an induction hob, a tower unit in to which a fan over and separate microwave are housed, a fridge, a freezer, a dishwasher and a microwave, together with a selection of white goods (eg kettle, toaster, food mixer). The cottage has cutlery and crockery for 6 place settings. There is a heat detector in the kitchen, together with a fire blanket and fire extinguisher. The room is well lit with downlighters, under unit lights and lighting in the kickboards under the base units.

Bedroom

The bedroom is accessed from the kitchen. It has an oak floor. There is a 15cm step up, from the kitchen into the bedroom. In the bedroom there is a 5' double bed, two bed side tables, a dressing table and chest of drawers. It also has a built in wardrobe. The room is well lit with a combination of downlighters and two bedside lights. There is also a wall-mounted free-view TV with a remote control. There are rugs on either side of the bed. These can be removed if you would prefer that they were not present.

Bathroom

The ensuite bathroom is on the same level as the bedroom. The room is well lit with downlighters. It has a natural slate floor tiles and under-floor heating. There is a large walk-in shower with a low profile shower tray, the entrance to the shower is 24cm wide. The shower has a thermostatically controlled mixer valve and a single quarter turn tap to turn the shower on and off. This is conveniently located at the entrance to the shower rather than by the overhead shower. The bathroom also has a large roll-top bath, again with a thermostatically controlled mixer valve and quarter turn single tap. There are grab rails in the shower and by the bath. There is a wall mounted WC, radiator and towel rail. The basin has a single lever tap that blends the hot and cold water feeds. Above the basin, there is a wall-mounted mirrored cabinet inside of which is pull cord for additional lighting and a shaver socket.

Lounge

There is a single step down from the kitchen into the open plan lounge (8cm drop). It has an oak floor. The lounge has a sofa and two leather armchairs. It has a digital TV (with free-view channels) and DVD player and remote controls for both. The room is well lit with both downlighters and two table lamps and a standard lamp. There is a log burner, together with a selection of CDs, DVDs, board games and local magazines. There is a large rug on the oak floor in the middle of the room. We can remove this rug if you would prefer it not to be present.

What else is included?

Cockle Cottage comes fully equipped with all bedding, towels, tea towels, Ecover cleaning products and dishwasher tablets, a vacuum cleaner, an ironing board, iron, clothes airer, laundry basket and peg bag. Each room has individual, thermostatically controlled radiators. Please either telephone or email us if you have any further questions. We also have two tumble driers in our garage by the car park, which you are welcome to use.

The Courtyard Garden

Cockle Cottage has its own private patio. There is a garden bench, patio table, two chairs and two sun loungers. It also has its own Webber BBQ.

There is a washing line in our courtyard garden that our self-catering guests can use. It is located behind the screening at the far end of the courtyard garden. Clothes pegs are located in the housemaid's cupboard in Cockle Cottage's kitchen.

The Front Garden

We also have a large, gently sloping (private) front garden which guests are welcome to explore. It is laid with grass and a selection of mature trees and shrubs. There is a small pond in the garden – see the photos below.



Contact Information

Address: Roundhouse Barns, St Just in Roseland, Truro, Cornwall, TR2 5JJ
Telephone: 01872 580038
Email: Info@roundhousebarnholidays.co.uk
Website: www.roundhousebarnholidays.co.uk
Fax: N/A
Minicom: N/A
Hours of operation: We are open all year round.
Check-in: 3:00pm – 7:00pm (earlier/later check-ins only available by prior arrangement)
Checkout: By 10:00am
Emergency number: 01872 580038



We welcome your feedback to help us continuously improve. If you have any comments please complete the comments card in your room, telephone us on 01872 580038 or email Info@roundhousebarnholidays.co.uk.