



This access statement does not contain our personal opinion as to the suitability of the cottage for those with access needs. It aims to describe accurately the facilities and services we offer all our guests.

## **Access Statement for Sara's Cottage**

### **Introduction**

Sara's Cottage is a detached peaceful country residence all on one level. The property is situated on Carrine Farm, Truro, Cornwall approximately 3 miles from the cathedral city of Truro and 2.6 miles from Truro Railway Station. Sara's Cottage is centrally situated to facilitate easy access to all parts of Cornwall. Beaches of both the north and south coast are a short 25 minute drive away.

The cottage is situated on a level access with no steps and sleeps up to 6 people with all three bedrooms on the ground floor. We can accommodate an infant under 2 in addition to 6 people. There is an en-suite to the master bedroom and a separate family bathroom.

The property has an open plan living and dining room. There is also a private south facing conservatory with extra seating which is heated to allow enjoyment of the many birds and wildlife that visit the garden throughout the year.

Sara's Cottage welcomes well-behaved pets subject to the conditions in our pet policy.

### **Pre-arrival**

There is full information about Sara's Cottage including our location on [www.sarascottage.co.uk](http://www.sarascottage.co.uk)

Direction instructions and Booking Conditions will be posted to you after you have paid the final balance.

The nearest Railway Station is Truro at 2.6 miles and Bus Depot at 3 miles.

Buses also stop at Truro Railway Station and there are accessible Taxis at the station.

Own transport is recommended due to the countryside location alternatively taxis can be used to and from Truro to access main transport links. If you need picking up from the station please telephone us before leaving home and we will either collect you or if we are unavailable we will arrange a taxi to pick you up at your expense.

Local Accessible Taxi <http://www.a2btaxistruro.com> 01872 272989

Sainsbury's, Tesco and Waitrose are all located in Truro within 3 miles. There is always a local Spar at Carnon Downs 2 miles away.

Sainsburys, Tesco and Waitrose offer a delivery service please contact us beforehand if you wish to arrange a food delivery in preparation for your arrival. Please provide the delivery company with my mobile 07917 147281 in case they need directions. You will need to give the address as Carrine Farm, Truro, Cornwall TR3 6EB.

Cornish Food Box normally delivers to us on Thursdays if you wish to arrange a local produce box kindly let us know so that we can take delivery for you prior to your arrival.

E-mail contact [enquiries@sarascottage.co.uk](mailto:enquiries@sarascottage.co.uk)

### **Key collection, welcome and car parking**

We will unlock the cottage prior to your arrival and the keys will be in the back of the door. If for any reason we are unable to unlock the cottage keys are in the keysafe to the left of the front door. The code will be given to you prior to your arrival.

Car parking is level and includes a gravelled area and a separate concrete area leading up to the front door for easy access. There is a slight concrete incline to the front door.

It is possible to drive your car to within 2 metres of the entrance for ease of access and unloading.

A separate set of keys will be in the key cupboard located on the wall in the hall.

We will call on you soon after you have arrived to check that you are happy with the accommodation and to see if you need any assistance.

## **General**

All light switches are 110cm high and internal doors 80cm wide apart from en-suite door which is 75cm. There are no steps in the cottage or from any of the doors leading to the outside. Any smaller items of furniture are removable for ease of access at your request.

## **Entrance hallway**

The front door leads into the hallway which is slate tiling with no rugs.

The hall is 118 cm wide and there is a small table which restricts the width to 79cm which can be removed for easier access if you wish.

The hall has doors leading to the family bathroom, the living room and two of the three bedrooms.

A rechargeable fire safety torch is supplied and plugged in at 50cm high.

Central heating thermostat is located on the wall at 150cm high.

Ceiling light and table lamp.

Coat rack for 6 coats at 175cm high.

Smoke alarm

Long wall mounted dress mirror

## **Open plan living room**

### **Lounge area**

- The door to the main open plan living room is 80cm wide
- Flooring is slate with a rug under the coffee table and two sofas
- One double sofa and one triple sofa face one another
- A small arm chair
- A triangular coffee table is in the lounge area between the two sofas size L78cm W 80cm H45cm
- An 80cm width door leads to the master bedroom
- Double doors 100cm wide lead to the conservatory
- There is a ceiling light, three wall lights, one side lamp and a twist arm reading lamp in the sitting room area
- There is a wood-burning stove for additional warmth
- Heat alarm and carbon monoxide alarm
- Teletext available on LCD TV with remote control and DVD player included within
- CD and radio and IPOD dock
- Fire safety rechargeable torch is plugged in at a height of 50cm

## **Dining and kitchen area**

- Slate floor tiling with no rugs
- Dining table L160cm W 70cm H77cm and 6 chairs is located in the dining area. It is possible to make the length of the table smaller to 110cm for groups of 4 or less
- 4 dining chairs have no arms and 2 are carver type chairs with arms. Arm height is 62cm. All chairs have a seat height of 45cm
- There is 140cm between the dining table and the large sofa
- There is 90cm between the dining table and kitchen units and 130cm to the wall on the other side
- 8 spotlights in the ceiling
- Fridge freezer has a three drawer freezer at the bottom and a fridge compartment at the top
- Bottom shelf of the fridge is 82cm high and top shelf 162cm high
- All work surfaces and cooker are 90cm high
- Microwave is on work surface
- Rangemaster double oven cooker with grill in top oven. Height of cooker 90cm. The grill is in the top oven at 70cm high
- Integrated dishwasher 60cm wide
- Double doors 100cm wide lead from the lounge area to the conservatory.

## **Conservatory**

- Double doors 155cm lead from the conservatory to the outside patio and dining area
- Slate floor tiling
- Large 3 seater sofa and two armchairs
- Foot stool and 2 side tables
- 1 floor lamp for reading, 1 table lamp and a double wall light
- Electric wall heater for winter warmth works independently from the central heating

## **Master bedroom and en-suite**

- Separate from the other two bedrooms accessed from the main living room. Door width into the bedroom is 80cm
- King size bed 153cm (5ft) height 65cm to top of mattress length 210cm
- Non feather luxury quality duvet and pillows and Egyptian cotton linen
- Clearance from the end of the bed to the wall 150cm. Space left of bed 60cm and right 75cm.
- There is a chest of drawers 40cm deep which can be removed leaving a large clear space of 150cm deep 200cm wide. Removal of the chest of drawers would leave a turning circle of 1.5m.

- There is a fitted wardrobe with plenty of hanging space at 150cm high and 4 side shelves 30cm apart. handle height is 100cm
- Two bedside cabinets 70cm high with lamps
- Ceiling light and carpeted floor
- Door width to en-suite 75cm
- Double French style doors 110cm wide lead to outside

### **En-suite**

- Has a shower cubicle with grab handle and step height of 19cm
- Washbasin 85cm high and shaver point height 110cm
- Wall mirror commencing just above sink
- Toilet seat height 42cm
- Space beside toilet is 23cm to left and 105cm to sink on the right
- Flooring is white ceramic tiling
- Grab handles are located in the shower and by the toilet

### **Second bedroom**

- Located off the hallway door width 80cm
- King size 5ft bed. 210cm long and height to top of mattress 70cm. Space at the side of the bed is L70cm and R85cm.
- Non feather luxury quality duvet and pillows and Egyptian cotton linen
- There is a fitted wardrobe with hanging space at 150cm high and 4 side shelves 30cm apart. Handle height is 100cm
- There is a chest of drawers 35cm deep which can be removed if desired
- Double patio doors to outside
- Two bedside cabinets 70cm high with lamps
- Ceiling light and carpeted floor
- Double French style doors 110cm wide to the outside
- Wall mounted LCD TV set with teletext and built in DVD and remote control

### **Third Bedroom – King size bed or twin beds**

- Located off the hallway door width 80cm
- King size 5ft bed height to top of mattress 58cm. This bed can be split into two 2ft 6 beds
- Non feather luxury quality duvet and pillows and Egyptian cotton linen
- Fitted wardrobe with hanging space at 150cm high and 4 side shelves 30cm apart. Handle height 100cm
- Wall mirror with shelf underneath
- 2 bedside cabinets 70cm high with lamps
- Ceiling light and carpeted floor
- Double French style doors 110cm wide lead to outside

- Wall mounted LCD TV set with teletext and built in DVD and remote control
- Chest of drawers H90cm W60cm D40cm
- Removal of the chest of drawers would create a turning circle of 1.4m

### **Family bathroom**

- Accessed from the hallway door width 80cm
- Washbasin height 80cm and shaver point 110cm
- Roll top bath 600cm height with shower over and grab handle. Tap turner, a 10cm high step and slip mat are provided. A separate suction handle is provided for added convenience
- Distance from door to bath 170cm. Front of sink to window 130cm
- 20cm to the left of the toilet and 50cm clear to the right 84cm to towel radiator
- Floor is slate tiling
- Grab handle by the toilet

### **Laundry room**

- The laundry room is situated opposite the cottage and accessed via a level concrete path. The step into the room is 20cm high but there is a concrete ramp leading up to the door. Door width 90cm.
- There is a washing machine and tumble drier at floor level, a cold water tap and sink.
- The floor is ceramic tiling and the light is a pull cord ceiling light.

### **Garden**

There is a rear outside private garden accessed from the conservatory or from all three bedrooms. To access the lawn there are three steps to negotiate of differing heights. Width of steps is 90cm and from the bottom to the top, the steps are 10cm, 18cm and 16cm. Alternatively, the lawn can be accessed via a level slabbed path 110cm wide from the left side of the front of the cottage. The path has a slight incline to the grass.

The path from around the right hand side of the cottage is level patio style slabs and is 125cm wide. There are two steps (15cm high) up to the wood and recycling shed. If the steps are a problem we can relocate the recycling boxes for level access and refill the log basket for you.

The garden has wire mesh fencing all around and gates are located at various exit points. However, we cannot guarantee that your dog will be secure as we are surrounded by Cornish hedges that some dogs can jump over.

## **Additional Information**

- The property is **No Smoking** throughout although smoking is permitted outside provided the cottage doors are kept closed.
- There are no stairs or steps in the cottage or from any of the external doors
- Heating is provided via an electric central heating boiler
- Wood for the woodburner is provided
- There is an additional information folder in the cottage and various leaflets
- Good mobile phone reception. If you have a problem we can provide you with a landline telephone for use. All calls must be paid for before departure.
- One well-behaved dog over two years old is welcome in the cottage. If you are in any doubt about acceptance please telephone before booking.

## **Future Plans**

Feedback is always welcome and we will make changes accordingly to help improve guest experience.

## **Contact Information**

Sara's Cottage, Carrine Farm, Kea, Truro, Cornwall TR3 6EB

Email [enquiries@sarascottage.co.uk](mailto:enquiries@sarascottage.co.uk)

Website [www.sarascottage.co.uk](http://www.sarascottage.co.uk)

Grid reference SW 792 432

Home phone number 01872 279608 Mobile 07917 147281