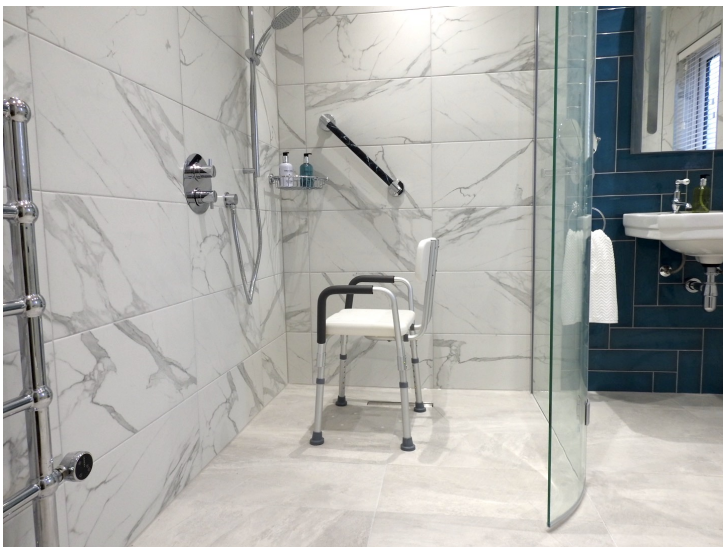


This access guide does not contain our personal opinion as to the suitability of the cottage for those with access needs. It aims to describe accurately the facilities and services we offer to our guests. Please check that the access is suitable for your needs.

We have available for your use, free of charge, the following mobility aids:

- A self-propelled Aquatec Shower and Commode wheelchair that fits into the wet-room.
- A static shower seat.
- A toilet seat raiser of 10cm.
- Bed blocks

The maximum weight load of our accessible equipment is 150kg/23 stone.



Extra equipment can be hired from <https://www.cornwall.gov.uk/health-and-social-care/tremorvah-industries/>. Please arrange the hire equipment you need and we will collect it for you the day before your stay. We cannot collect on changeover days therefore please discuss collection with us before ordering.

If you are a Blue Badge holder and have an adapted vehicle you can apply for a parking permit to park for free in Cornwall Council car parks that operate a Pay on Exit ticket barrier so that your car is recognised. <https://www.cornwall.gov.uk/health-and-social-care/physical-disabilities/blue-badge-disabled-parking-permits/how-to-register-for-free-parking-if-you-have-a-vehicle-adapted-for-a-disabled-person/>

Introduction

Sara's Cottage is situated on Carrine Farm, Truro, TR3 6EB, 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 20 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 are three bedrooms two of which have an en-suite. There is also a separate bathroom.

The property has an open plan living and dining room. There is a private south facing conservatory with extra seating.

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. After you have reserved a holiday you will be provided with a log-in to access our guest guide which provides you with all the information you need to have an enjoyable holiday. There are suggestions for accessible days out.

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

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

E-mail contact enquiries@sarascottage.co.uk

Car parking

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. If you need help unloading please let us know beforehand so that we can help when you arrive.

General

All light switches are 110cm high and internal doorways 80cm wide apart from the doorway leading to the en-suite in Bedroom 1 (purple room) which is 75cm wide.

There are no steps inside the cottage. The external doorways leading to the patio from the conservatory and Bedroom 2 are level.

Bedrooms 1 and 3 each have a step from their French doors to the outside rear path making them unsuitable as an exit for a wheelchair user.

Any smaller items of furniture are removable at your request for ease of access.

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.

The hall table 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.

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 from the lounge to bedroom 1
- 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 internal DVD player
- 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 the 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 and a level doorway lead from the conservatory to the outside patio
- Slate floor tiling
- Large 3 seater sofa and two armchairs
- Foot stool and 2 side tables
- One floor lamp for reading, one table lamp and a wall light
- Electric wall heater for winter warmth works independently from the central heating

Bedroom 1 with en suite. Bedroom size 3.1m x 3.7m

- 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 a handle height of 100cm.
- Two bedside cabinets 65cm high with lamps
- Ceiling light and carpeted floor
- Double doors 110cm wide and a step lead to the back path.

En suite size 1.5m x 2.35m – door width 75cm

- Rectangular shower cubicle 140cm x 65cm with an opening width of 57cm and a step height of 11cm
- Washbasin 85cm high
- Wall hung magnified shaving/make-up mirror to the left of the sink at 115cm high
- Toilet seat height 45cm (toilet seat raiser of 10cm is available)
- Space beside toilet to the wall is 25cm and 38 cm to sink on the right
- Flooring is white ceramic tiling
- Grab handles are located in the shower cubicle and to the wall side of the toilet
- A shower anti-slip mat is supplied

Bedroom 2 with en suite wet-room. Bedroom size 3.5m x 4m Super-king size bed which can be split into adult size twin beds

- Located off the hallway with a door width of 80cm
- Door leading to the wet-room has a clearance of 80cm
- Super-king size 6ft bed height to top of mattress 65cm. This bed can be split into two 3ft adult size single beds
- Non feather luxury quality duvet and pillows and Egyptian cotton linen
- Fitted wardrobe with hanging space at 150cm high and a lower removable rail at 110cm high. Four side storage shelves 30cm apart. Handle height 100cm
- Wall mirror with a shelf at 104cm high underneath
- 2 bedside cabinets 65cm high with lamps
- Ceiling light and oak flooring
- Wall mounted TV set with built in DVD and remote control
- Chest of drawers H90cm W60cm D40cm
- Distance from chest of drawers to end of bed 95cm (removal of the chest of drawers would give a clear width of 135cm)
- Dressing table at 77cm high and 91cm wide. Clearance underneath from the floor 60cm and 75cm wide

- Distance from the side of the bed to the wet-room door is 130cm
- Door leading to the outside patio is 86cm wide. There is a slight double ridge on the bottom of door frame which a wheelchair should be able to pass over.
- Gap under the bed is 6.5cm (2.5 inches)
- Bed blocks available 9cm high (3.5 inches) making a total gap of 15cm (6 inches) if needed
- Turning circle of 120cm

En suite wet-room size 2.5m x 2.4m – door width 80cm

- Toilet seat height of 51cm plus a 10cm raiser available
- Space on non transfer side of toilet to wall is 30cm
- Clearance under wash-basin with lever taps is 71cm
- Dropdown grab rail on accessible side of toilet
- Shower area 120cm by 120cm
- An Aquatec self propelled shower and commode chair is available
- A static shower chair is also available
- Unobstructed entry to shower area 120cm
- Grab rails by wash-basin, in the shower area and either side of toilet
- Make-up/shaving magnified mirror to the left of the basin at 110cm high
- Mirrored wall cabinet starting at 110cm high
- Motion sensor nightlight to the side of the toilet
- Floor is non-slip ceramic tiles with under-floor heating
- An anti-slip shower mat is supplied
- With shower screen folded back there is a turning circle of 150cm

Bedroom 3 - 3.2m x 3.1m

- Located off the hallway with a door width of 80cm
- King size 5ft bed which splits into two small singles suitable for children. 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 and 107cm wide which can be removed to give clearance to the right hand side of the bed of 100cm
- Two bedside cabinets 70cm high with lamps
- Ceiling light and carpeted floor
- Double doors 110cm wide to the outside
- Wall mounted TV set with teletext and built in DVD and remote control
- Clearance from end of bed to open door is 90cm

Family bathroom (can be used as a private bathroom to bedroom 3)

Size of bathroom 2.4m x 1.65m

- Accessed from the hallway, door width 80cm
- Washbasin height 80cm with lever taps and shaver point at 110cm
- Roll top bath 65cm height with shower over and grab handle. Tap turner, a 10cm high step and an anti-slip mat are provided.
- Distance from door to bath 170cm. Front of sink to window 115cm
- 26cm to the wall on the left of the toilet and 45cm clear to the sink on 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. 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 front of the cottage on the left side. 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.

Clearance around to the back of the cottage and patio is 80cm from the right hand side of the front of the cottage

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 which some dogs can jump over.

Additional Information

- The property is **No Smoking throughout including in the external doorways**. 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 wood-burner 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.

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

Contact Information

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Website www.sarascottage.co.uk

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