

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Barn Owl Cottage**

### **Introduction**

Barn Owl Cottage is ideal for those who want a quiet countryside location. We have two cottages situated on a 130 acre farm.

Barn Owl Cottage sleeps 4 people and has reversed accommodation with two ground floor bedrooms both with en-suite facilities. The living accommodation is on the first floor to make the most of the countryside views.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01566 781630 or email [higherwitheven@gmail.com](mailto:higherwitheven@gmail.com).

### **Pre-Arrival**

- For full details and maps of how to reach us please see the directions section of our website. Alternatively, you can plan your journey by car or public transport using [www.transportdirect.info](http://www.transportdirect.info); simply enter your postcode and ours, which is PL15 8UB to get directions.
- The nearest railway station is Bodmin which is approximately 20 miles away. Taxis are available at the station.
- The property is located at the end of a farm lane approximately 1 mile from Canworthy Water village.

### **Key Collection, Welcome and Car Parking**

- The key can be collected from the owner's property, which is adjacent to the cottage.
- Parking is available for 2 cars in a courtyard area, 20m from the front door of the cottage.

- The parking area has a level concrete surface with a paved patio in front of the cottage.
- This area is well lit from dusk to dawn.

### **Entrance to Property**

- The front door is 990mm/39ins wide.
- There is one small step up to the patio area from the front.
- The entrance is well lit by an outside light.
- The floor covering inside the entrance is tiled.

### **Halls, Stairs, Landings, Passageways**

- The hall, stairs and landings are well lit using ceiling lights.
- Open plan hallway with access to bedrooms and stairs to living accommodation.
- The floor covering is tiled with rug in the hall.
- The staircase to the first floor has 12 steps. Being a wooden staircase, with hand rail one side.

### **Sitting Room/Lounge**

- The sitting room/lounge is situated on the first floor.
- The lounge is accessed from the ascending staircase.
- The room has a mixture of seating with sofas and soft chairs with non-feather cushions together with a nest of tables.
- Furniture can be moved.
- There is a widescreen digital television with remote control, subtitles, and a DVD player.
- Lighting is natural daylight and by night overhead ceiling lighting and wall lights.
- The flooring is wooden floorboards.

## **Dining Room**

- The dining room is situated on the first floor again via the ascending staircase.
- The dining table (moveable side to side and front to back) has legs on each corner.
- There is free space around the table.
- Chairs (all moveable) – 4 chairs with that have no arms.
- Lighting is natural daylight with spot lights.
- Flooring is wooden floorboards.

## **Kitchen**

- The kitchen is situated on the first floor again accessed via the ascending staircase.
- The door of the oven drops down and the handle is 700mm above the floor. The hob is 915mm above the floor.
- Worktop and sink are 915mm above the floor.
- Fridge freezer available, lowest shelf in fridge 300 and highest shelf in freezer 1240mm.
- Glasses and crockery can be moved from wall cupboards to lower cupboards, if required, please request this when booking.
- Large cutlery and utensils and cordless kettle rotating 360.
- The kitchen is evenly lit with halogen spotlights above work surfaces.
- Flooring is wooden floorboards.

## **Bedrooms and Sleeping Areas**

- There are 2 bedrooms on the ground floor, with step free level access from the front door and hallway. One room has a double bed and the other twin beds.
- The doors to the ground floor bedrooms are 800mm/32ins wide.
- The height of the beds from the top of the mattress to the floor is 600mm.
- Lighting is natural daylight and at night overhead lighting. Bedside lamps are also in each room.
- All bedrooms offer good colour contrast between the floor, walls and doors, wooden flooring, non-feather bedding.

## **Bathrooms, Shower-rooms and Toilets**

- Both the bedrooms have an en-suite facilities, which has the following:
  - Step free, level access.
  - Door opening 800mm/32 ins wide.
  - Bath with shower over to one bedroom and wet room to the other bedroom.
  - Toilet 400mm/15.7ins high.
  - Wash basin 800mm/31.5ins high.
  - Turn taps on the washbasin and bath.
  - Well lit with overhead spot lights and a fluorescent light over mirror.
  - Tiled flooring.

## **Garden**

- We have a paved patio area which can be accessed from the lounge via patio doors and 12 descending steps with handrail both sides. Wooden table & chairs and a bbq are available on the patio.
- The garden area has a paved patio area and lawned area.

## **Additional Information**

- All areas in the cottage have good colour contrast between the floor, doors and walls. Generally, doors and doorframes are pine wood and walls are light in colour.
- The mobile phone reception can be poor.
- The nearest General Hospital with an A&E unit and walk in NHS is 12 miles away and the nearest Doctor's surgery is 12 miles away. Further information is in the welcome folder.
- There is also a list of nearby attractions and details of their Access Statements for information, where available.

## **Future Plans**

- None

## **Contact Information**

Address (Inc postcode): Higher Witheven Farm, Canworthy Water,  
Launceston, Cornwall, PL15 8UB

Telephone: 01566 781630

Email: [higherwitheven@gmail.com](mailto:higherwitheven@gmail.com)

Website: [www.higherwitheven.com](http://www.higherwitheven.com)