

# Accessibility Statement

## Approach to Property:

Level concrete drive with parking for 1 vehicle, accessed straight from the road through the village. There is additional parking for a further 2 vehicles at the front of the property off the road.

## Arrival:

From the parking area there is a flat path approximately 8 metres in length to the front door.

## Main Entrance:

The front door is 33 inches (84 cms) wide, there is a small step 2 inches (5 cms) high into the porch. There is an outside light in the porch.

## Ground Floor:

The ground floor is all on the level. The lounge and kitchen doors are 30 inches (76 cms) wide. The understairs door (to the freezer) is 23 inches (58.5 cms) with a 2inch (5cms) step.

## Individual rooms:

**Kitchen:-** Floor mounted cooker with electric hob over, standard height units and eye level units. Waist height sockets and tiled floor in kitchen and breakfast area.

**Lounge and dining room:-** carpeted floor, some skirting mounted sockets and some waist high sockets.

From the hallway there is a staircase;

11 stairs – 39 inches (1 metre) wide, with 7½ inch (19 cms) risers, 9½ inch (24 cms) treads. Wooden balustrade, leading to;

## First Floor:

### Individual rooms:

**Single bedroom:-** with bed against the wall with skirting mounted sockets.

**Double bedroom:-** with bed against the wall with skirting mounted sockets.

**Superking bedroom:-** with zip-link twin beds with space around the bed.

Doorway with a pair of French windows - 36 inches (92 cms) wide, 68 inches (173 cms) high, small threshold - 2 inches (5 cms) high to step over first, then 3 steps approximately 7 inches (19 cms) deep to;

**Sunroom:-** flagstone floor, low level sockets. Light switch is outside of this room on the opposite wall. Double French doors 54¾ inches (139 cms) wide to patio.

From the landing there are 2 further steps up to:-

**Shower room/WC:-** with step up into shower, external lock release on door.

**Bathroom/WC:-** standard size bath with handles on both sides, external lock release on door.

**King sized bedroom:-** with space around the bed. One waist high socket plus skirting mounted sockets.

### Grounds/gardens:

Garden patio area approached from back door via 9 steps tapering to 35 ½ inches (90 cms) wide with 6½ inches (165 cms) risers and 12 inch (30 cms) treads. Or from the side gate via 9 steps tapering to 35 ½ inches (90 cms) wide with 6½ inches (165 cms) risers and 12 inch (30 cms) treads. 2 further steps up to lawned area which slopes up away from the patio. 2 steps up to lawned area for rotary washing line.

### Public Transport:

Nearest rail link is St Austell, nearest bus stop is 100 yards away served by the local Community bus.

### Additional Information:

Mobile reception is variable so a payphone has been installed in the cottage, wireless broadband internet is included, anti-allergy pillows and duvets in all rooms. Nearest supermarket is Asda/Tesco in St Austell.

### Local Area

The nearest public house, The Barley Sheaf, is about 100 yards away, there isn't a pavement and there is a steepish slope up past the Post Office towards the pub. There is a gradual sloped access to the pub door itself.

In the other direction there is a path running alongside the field behind the cottage up to the farm market stall, 150 yards away. The access to the path is quite steep to start with but levels out as it goes up.

From the top of this path there are also two ways to go to Gorran Haven and the children's playground; The first continuing through the farm gate and follow the route markers over the stile onto the school path, the second, if you turn right and follow the road (no pavement), past the school, to the crossroads then turn right, the access to the school path is on the right. Following this path will take you down into Gorran Haven. At the end of the path, turning left will take you up the pavement to the play area, turning right will take you down a pavement initially towards the beach. This pavement terminates further down the road, by the phone box and will involve walking on the road for a short distance until you reach another pavement, just past the car park, that takes you straight down to the beach. It's not a busy road as there is very little through traffic, just people coming down to the beach. There is a printed leaflet in the cottage detailing the walk to the beach and the play area.