

Access Statement for Porthmeor Cottages Self Catering

Introduction

We have 2 self catering holiday cottages at Porthmeor Farm. Clippity Clop is a granite cottage adjoining the main farmhouse whilst Eliza's Croft is a detached timber framed property. They are accessed from the B3306 coast road by driving into the graveled yard. Clippity Clop has parking to the left of the cottage. Eliza's Croft has parking to the right of the farmhouse.

Clippity Clop sleeps 2 with a downstairs living room, kitchen and shower room. There is a mezzanine bedroom upstairs.

Eliza's Croft is all on one level and sleeps 4. The living, dining and kitchen areas are open plan.

Pre-Arrival

- We have a modern website with pictures of the rooms.
- Bookings/enquiries can be made directly from the website, via e mail, by telephone or letter.
- The distance to the nearest village, Pendeen, is 3 miles. Pendeen has a well stocked Cost Cutter supermarket with a newsagents and fresh bakery section. There is also a post office and a pub.
- The nearest pub and bus stop is at the Gurnard's Head which is ¼ mile along a flat road.
- The nearest main line train station is at Penzance which is 6.5 mile away. There is also a taxi rank at the station.
- The nearest towns are Penzance & St Ives which are both 6.5 miles away.
- This access statement is available on our website and in the Guest Information folder in Clippity Clop and Eliza's Croft.

Arrival & Car Parking Facilities

- The distance from the coast road to Clippity Clop is approximately 20m and to Eliza's Croft is approximately 40m.
- Clippity Clop has parking to the side of the property. There are 2 exterior lights which must be turned on manually.
- Eliza's Croft has parking in the front graveled yard. There is outside lighting which will switch certain lights on should you arrive after dark. Access is by walking through a large gate, 86cm wide by 198cm high. Follow the path at the side of the lawned area to 5 stepping paving stones and then continue on paved walkway to the wooden gate, 69cm width. There is a cobbled granite sloping path up to the property's back entrance.

Clippity Clop

Main Entrance

- There is an 8cm step up to a raised granite cobbled path/seating area from the graveled yard.
- The door is 78cm wide by 172 high with a 10cm threshold and is hinged on the left hand side.
- Keyhole height is 90cm and the handle height from the top of the step is 95cm.
- The door opens directly into a slated area with a 10cm step up onto carpet into the main living area.
- The light switch is on the right hand side of the door at 133cm height.

Living Room

- There is carpet flooring to the lounge and dining area and also up the stairs.
- Power sockets are between 30cm – 55cm in height.
- There is a flat screen LCD TV with a DVD player. There is also a radio/CD player. All have remote controls.
- There is a rug at the bottom of the stairs and another in front of the log burner.
- There are wall lights, a light in the fireplace and a standard lamp.
- The sofa is 45cm high.
- The coffee table is 41cm high.
- The dining table is 75cm high.
- There are 2 chairs with cushion pads at 49cm high.

Kitchen

- There are 3 steps of 14cm in height leading from the living area up to the kitchen and shower room areas.
- All flooring on this level is ceramic tiling.
- The work tops are 91cm high and between 39cm – 59cm wide.
- Sink height is 91cm.
- The wall cupboards are 137cm in height from the floor and 46cm above the work surface.
- The electric oven is built in under the work surface. The oven door is a drop down door.
- The fridge with freezer compartment is built in under the work surface and has hinges to the left.
- The fire extinguisher and blanket are beside the wall cupboard and are 140cm above the floor.
- The kitchen is lit by a light in the passage way, ceiling down lighters and also under cupboard lights.

Shower Room

- Door is 196 cm high by 62cm in width. The handle height is 115cm.
- Measurements of the shower tray internally are 60cm x 60cm.
- The shower opening is 40cm wide with a step up of 28cm.
- The smallest width for maneuvering is 70cm.
- The hand basin height from the floor is 82cm.
- The toilet seat height is 40cm.
- There are no grab rails in the shower room.
- There are ceiling down lighters and a shaving light.
- Height of pull cord for electric shower is 172cm.
- Height of pull cord for wall heater is 187cm.

Stairs

- There are 11 stairs, 5 straight and 5 kite and winders. They are 73cm wide with 20cm rise. The handrail is 90cm above the stair height.

Bedroom

- The 5' king size bed is 65cm high and the bedside tables are 61cm high.
- There is a wooden floor with rugs on the 3 accessible sides of the bed.
- There is a central light, wall lights either side of the bed and a lamp on the dressing table.
- Light switches are 95 – 120cm high.
- Power sockets are 29cm high.

Outdoor Facilities

Visitors have a raised garden and patio area with seats and table. There are 2 stone steps of 14cm & 16cm.

Eliza's Croft

Main Entrance

- Eliza's Croft has parking in the front graveled yard. There is outside lighting which will switch certain lights on should you arrive after dark. Access is by walking through a large gate, 86cm wide by 198cm high. Follow the path at the side of the lawned area to 5 stepping paving stones and then continue on paved walkway to the wooden gate, 69cm width. There is a cobbled granite sloping path up to the property's back entrance.

- There are 3 stone steps of 20cm in height up to the back entrance porch.
- The door is 76cm wide and 195 cm high.
- On entering the building the property is all at one level.
- The floor has ceramic tiles
- The fire extinguisher & fire blanket are on the porch wall at 165cm height.
- The light switch is 128cm high.

Kitchen

- Door is 71cm wide by 195 in height.
- Light switch height is 128cm.
- Work top is 90cm high by 60cm width.
- Sink is 91cm high.
- Wall units are 131cm above floor and 41cm above the work top.
- The fridge with freezer compartment is built in under the work surface and has hinges to the right.
- The electric oven is built in under the work surface. The oven door is a drop down door.
- The kitchen and dining area have a wooden floor with 2 rugs.
- Dining table height is 76cm, padded chairs height are 50cm
- Plug socket height is 30 cm from the floor.

Living Area

- The floor is carpeted.
- Plug sockets height is 30cm and switches are 130cm.
- Sofa seat height is 46cm.
- Coffee table height is 44cm.
- There is a flat screen LCD TV with a DVD player. There is also a radio/CD player. All have remote controls.
- The kitchen and living areas have ceiling lights, under lights, a standard lamp and a table lamp.

Front Door to Garden

- Door size is width 77cm by 195cm high.
- There are 5 steps down to the lawn area. The top step is 20cm high, the other 4 are 16cm each.

Lobby

- The door into the lobby from the living area is 72cm wide and 195cm high.
- This area is 1m x 1m and has 3 doors of 72cm x 195cm which lead into the shower room, double & single bedrooms.

Double Bedroom

- 4'6" Double bed is 60cm high.
- Bedside tables are 51cm high.
- There is a built in wardrobe.
- There are 2 bedside lamps and a central light.

Twin Bedroom

- Two 3' single beds at 60cm high.
- Bedside table is 51cm high.
- Large wardrobe.
- There is a lamp and central light.

Shower Room

- Shower door opening width is 62cm.
- Step up of 14cm into shower enclosure.
- Shower tray interior is 65cm x 65cm.
- Manoeuvring space in shower is 65cm x 75cm.
- Hand basin height is 84cm.
- Toilet height to seat is 41cm.
- Light pull cord height is 140cm.
- Wall heater pull cord height is 173cm.
- There are no grab rails in the shower room.
- There is a ceiling central light and a shaving light.
- Floor covering is vinyl.

Outdoor Facilities

- There is a garden with a patio area with a table and chairs. The lawn is sloping in places.

Laundry Area

- The door into the laundry room is 73cm wide by 169cm high.
- There is a step up into the room of 10cm.
- The light cord is 112cm from the floor.

Additional Information

- A welcome pack is provided on arrival.
- Manufacturers' instruction leaflets are in the household information folders in each cottage.
- Local maps, walking books and leaflets for places of interest are available in each cottage.
- The premises are non smoking.
- Pets are not accepted.
- Clippity Clop is not suitable for children under 16 years of age.
- Eliza's Croft is not suitable for children under 2 years of age.
- All duvets are synthetic, pillows are feather, synthetic are available upon request.
- All measurements shown are approximate.