

## **Access Statement For Spiders Web Cottage**

### **Introduction**

Our self catering cottage, Spiders Web is one of four cottages in a courtyard. We have tried to provide as much information as possible in this statement. If you have any queries please do call. We look forward to welcoming you.

### **Pre-Arrival**

- We have a basic website.
- Booking/Enquiries can be made by email or phone.
- The nearest bus stop to the farm is in St Columb Minor which is approximately 2 miles away.
- The nearest train station (Newquay) is 3 miles away; there are accessible taxis at this station.
- The nearest airport (Newquay) is approximately 2.5 miles away; there are accessible taxis available there and hire cars are available from here.

### **Arrival & Car Parking Facilities**

- On arrival, you may drive into the courtyard to unload your car.
- It is 7 metres to the front door of this cottage.
- There is a car park to the right of the courtyard, 45 metres away, that is level, there is a tarmac area and is fairly flat and even

### **Main Entrance**

- The entrance to the cottage has two steps, the first step is 15cm high x 30cm depth x 1.3m wide and the second step is 15cm high x 30cm x 82cm wide.
- The front door is hinged on the right and is 70cm wide. The keyhole is approximately 75cm high.

## **Lounge**

- You enter into a small tiled lobby area with coat hanging space.
- There is a staircase to the left leading to the gallery bedroom.
- This lobby area is open plan straight into the lounge which is 5m long x 3m wide.
- It is fully carpeted and has a leather 3 piece suite, whose seats are 40cm from the ground. There is a pine cupboard which holds tourist information and some games and puzzles. Also a wide variety of video-tapes. There is a large plasma screen TV with Freeview, a DVD player and video player.
- There is a free space of 1.8m from the settee to one arm chair, with a moveable coffee table in between x 5m long.
- There are patio doors 1.7m wide x 2m high with an opening space of 80cm. There is outside granite step with a 12cm drop x 25cm depth x 1.8m wide.
- From the lounge, there are three steps down to the kitchen-diner. These measure 14cm drop x 25cm deep x 90cm wide.

## **Outdoor Facilities**

- There is a large communal garden with plenty of lawn area for children to play on.
- There is an unmarked grass tennis court, perhaps not for the serious player.
- There is a Wendy house, swings, slide and see-saw for children to play with.
- There is a pond area which is gated and fenced for safety. Please ensure children are supervised at all times in this area.

## **Bedrooms**

- The two downstairs bedrooms are fully carpeted.
- There is a small 1m x 75cm hallway at the bottom of the curved staircase.

- A door of 70cm wide leads into Bedroom 2. This room is 3.35m wide x 2.7m long. It has two single beds, each being 2ft 6 inch and they can be zipped together to form a 5ft bed for a couple.
- To the right of the bed(s) there is a free space of 60cm and to the left, it is 70cm. From the bottom of the bed(s) there is a space of 3.35m x 70cm.
- The bed(s) are 60cm from the ground.
- The washbasin is 79cm high.
- The door from the lower lobby measuring 70cm wide leads to Bedroom 3. This is the smallest room and is 1.7m wide x 2.4m long. The bed is 2ft 6inch and is 50cm high from the ground.
- The free space is 90cm at the widest and 80cm at the narrowest by 1.8m long.
- The staircase from the entrance lobby leads up to the gallery bedroom (Bedroom 1).
- There are 11 steps in total, each measuring 20cm high x 30cm deep x 90cm wide. There is banister to the right hand side of the staircase.
- You enter straight into the bedroom which is 4.4m long x 3.9m wide.
- To the left of the 5ft mahogany sleigh bed, there is 1.3m space x 3.9m. To the right of the bed there is 60cm space to the small child's bed. This bed is 2ft 6inch wide and is 50cm high from the ground.
- From the bottom of the sleigh bed to the wardrobe is 1.25m space x 4.4m.
- This bedroom is natural floorboards with a large rug in the centre measuring 2.4m wide x 3.3m long.
- There is a door leading to the en suite bathroom.

## **Bathrooms**

- The door from the lobby into the lower bathroom measures 75cm.
- The bathroom floor is fully tiled and the room measures 1.6m x 2.9m.
- The toilet is 47cm high with a free space of 45cm to the left and 1m to the right.
- The P shaped bath is 75cm at the narrowest point and 95cm at the widest x 1.65m long x 55cm high. There is a shower fitment on the wall and

a shower screen on the bath. There are two hand rails in the bath.

- The washbasin is 80cm high with a 25cm space to the right and 95cm space to the left.
- There is a free space of 2.05m x 1.8m.
- From the lobby there is a wide 1.10m open space leading to a short staircase of 5 steps measuring approximately 20cm high x 1m wide x 30cm deep. There is a handrail on the right hand side and the stairs curve around to the left.
- The en suite bathroom upstairs has a door measuring 65cm wide.
- It has a fully tiled floor.
- The bath is 60cm high x 70cm wide x 1.65m long. It has a shower head and no hand rails.
- The height of the toilet is 47cm high. To the right of the toilet there is a space of 30cm and to the left is 35cm. The washbasin is 80cm high. There is no space to the left of the washbasin and there is approximately 50cm to the right.
- There is 50cm between the sink to the toilet.

### **Kitchen/Diner**

- The kitchen diner is fully tiled and measures 3m wide x 4.4m long.
- The dining table is refectory style, 75cm high from the ground x 1.75m long by 75cm wide.
- 4/5 chairs with seats that are 50cm from the ground. There is also a bench seat in the alcove and the seat to this is 45cm high. This is not moveable but the chairs are.
- The fridge/freezer is 1.45m high. The highest shelf in the fridge is 1.2m high. The freezer section is the lower part of this unit and the lowest drawer is 40cm high.
- The microwave oven is situated on the top of the fridge freezer and is 1.5m from the floor.
- The gas cooker has an eye level grill which is 1.3m high. It has a drop down oven door and the top shelf in the oven is 65cm from the ground.
- The hob height, worktop and sink are all 90cm from the ground.
- The top shelf in the lower cupboards are approximately 50cm from the

ground. There are a range of wall cupboards whose middle shelves are about 1.6m high.

- Free space from the bottom step to the cupboards is 2.2m and from the end of the table across to the cooker is 1.35m.
- There is a door measuring 70cm wide from the kitchen to a fully tiled lobby. The lobby measures 1.35m x 80cm.

### **Additional Information**

- Our cottages are all non smoking indoors.
- A light smoker in your party may smoke on the patio outside.
- We do not accept any pets

### **Contact Information**

- Address: Hendra Paul Farm, Porth, Newquay, Cornwall, TR8 4JL
- Email: [info@hendrapaul.co.uk](mailto:info@hendrapaul.co.uk)
- Website: [www.hendrapaul.co.uk](http://www.hendrapaul.co.uk)
- Hours of operation: 8am till 11pm
- Emergency number: As above
- Local accessible taxi numbers: 1-2-3 Taxis (01637) 871234
- Newquay Airport (01637) 860600
- St Columb Doctors Surgery (01637) 860359

### **Future Plans**

- In the winter of 2006/2007, major works were done on this cottage, including a new en suite bathroom upstairs and a completely new family bathroom downstairs.
- A dishwasher was added to the kitchen and full oil fired central heating was installed.
- We have no future plans for this cottage at the moment.

**We welcome your feedback to help us continuously improve if you have any comments please phone (01637) 874695 or email [info@hendrapaul.co.uk](mailto:info@hendrapaul.co.uk)**

Created on: 23/05/2008