

## Access Statement

38 Brunel Quays  
Lostwithiel  
Cornwall PL220JB

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 our guests/visitors. Vulnerable people and those with children should be aware that there are three flights of stairs in the property and to the rear of the house there is direct unfenced access to the river. The house is not suitable for those in wheelchairs.

### Introduction

Our property is a luxury town house in an award winning (small) development on the banks of the River Fowey in Lostwithiel, Cornwall. It is a five minute walk to the centre of the town, shops, restaurants and pubs.

It is located down a private road on level ground to the front. To the rear of the property there is a raised (44cms) unfenced patio area with direct river access.

The property has 3 bedrooms, two on the second floor and one on the third floor. There are 5 lavatories two shower rooms and one bathroom. There are two sitting areas, one on the ground floor and one on the first floor. The open plan living area is predominately on the first floor.

We look forward to welcoming you to Cornwall and our home at 38 Brunel Quays. If you have any queries or require any assistance please

CONTACT housekeeper: Linda +44 7786443152 or Vivienne +44 7760105106

email [info@holiday-cottage-lostwithiel.co.uk](mailto:info@holiday-cottage-lostwithiel.co.uk)

Pre-Arrival

There is full information regarding the house on our website [www.holiday-cottage-lostwithiel.co.uk](http://www.holiday-cottage-lostwithiel.co.uk).

The post code is PL22OJB

Bookings / enquiries can be made via email or telephone  
on 44 (0)7760105106

email [info@holiday-cottage-lostwithiel.co.uk](mailto:info@holiday-cottage-lostwithiel.co.uk)

The nearest bus stop is approximately a 10 minute walk , the buses stop outside The Royal Talbot Hotel. There is a map of lostwithiel on the notice board in the utility room.

The nearest train station , Lostwithiel station is a three minute walk from the house. There is a list of taxi services on the notice board.

### Car Parking

There is a designated private car parking space adjacent to the house.

There is also a designated undercover parking space (marked 38) which is approximately 20 meters from the house.

There is extra visitor parking directly opposite the house.

Car parking is on a very small incline.

### Keys

The key for the door is in a coded key safe - details ,location and code will be sent to you prior to your holiday. Please note the key code does change so you will need to contact the housekeeper for details even if you have stayed at the house previously.

### Entrance to Property

The entrance to the property at the front is on a very slight incline .

There is an outside light that comes on automatically. There is good lighting at all times outside the house. There are light switches on the right as you enter the property.

There are smoke alarms and detectors throughout the property. The house is lit by spotlights , occasional lights and ceiling fixtures Heating is provided by gas central heating throughout.

There is an electric warm air fire in the ground floor lounge, and radiators with thermostats in all the rooms.

An Information folder is on the coffee table of the first floor lounge. There is an additional pin board with emergency services and other information in the utility room on the first floor.

There is reasonable mobile phone reception. The nearest public phone is at the railway station, a 3 minutes walk from the house.

Complimentary Wireless internet access is provided. The code for this is in the front of the visitors book on the coffee table.

The property is no smoking throughout.

Regret NO pets.

#### Halls, Stairs, Landings, Passageways

The front door is 91 cm (cm measurements throughout) wide and the keyhole lock is 104cm high. Inside the entrance there is a hall with a coat rack and shoe basket to your left.

The hall has a door to a cloakroom, owners cupboard and sitting room.

The hall has fixed matting at the entrance then wooden floors with underfloor heating throughout.

All the doors in the house are 82.5 cms wide 203.5 high

There is a slightly raised wooden threshold between all doorways.

#### Sitting room

Furniture is moveable.

Furnished with one leather double sofa and 1 triple sofa, a glass/wood Coffee table measuring 100squared x 35.5 cms high with games and a small library and leather desk with light.

Freeview is available on LCD TV with remote control. DVD player.

IPOD dock .

Electric warm air fireplace.

The sitting room has double french doors leading onto a patio. The patio overlooking/adjacent to the river is raised and unfenced, there is an outside table with glass covering and 4 chairs and 4 stools, with padded cushions.

The cushions are kept in a covered unit outside the door to the left.

Cloakroom with lavatory 41 height and 81 height sink.

Stairs. There are 14 fully carpeted stairs with handrail to the right leading up to the first floor.

Sitting room

Fully carpeted.

Double doors onto wooden balcony with metal balcony surround.

Suede Lshape sofa to seat 6. Wood coffee table measuring 100x70x35 cms with

Glass covering

Freeview available on LCD TV with remote control. DVD player.

CD player

Radio

Kitchen

The kitchen/dining room is open plan with the lounge

The floor is tiled.

Aperture between kitchen and lounge is 138cm.

The worktop height is 91 cms.

Electric oven with drop down door with gas hob above. Sink at worktop height with cupboards underneath.

Front loading dish washer 60 cms wide. Lighting is spotlight bulbs in ceiling, with additional under unit lighting. There is 45.5 cms free space between cupboards and worktops. Fridge with separate freezer below. Freestanding microwave on work surface. Toaster and sandwich maker.

There is a fire blanket and fire extinguisher on the wall next to the microwave. There is a fire risk assessment on the utility room notice board.

### Dining Room

The dining room is open plan with the kitchen.

Flooring is fully tiled with a decorative rug.

An oval dining table is in the dining area with 6 chairs measuring 74.5cm height, 160 long, 90 wide. Chairs are movable without arms. A high chair is available.

### Utility room

There is a stainless steel sink with cabinet below, washer/drier, clothes hanging rail, iron, ironing board, cleaning materials. Information notice board.

### Stairs to 2nd Floor.

13 Fully carpeted with hand rail to right.

### Bedrooms and Sleeping Areas

#### Master Bedroom with en suite

Door width 82.5cm

King size bed 200x154

Bed height 67cm floor to top of mattress.

Duvets pillows linen and towels provided.

Bedside drawers (with three drawers) are 66.5cm high.

Overhead lighting and two wall mounted bedside lights.

En suite dressing area, shelves, stool, mirror, hairdryer, clothes rail with hangers, storage containers.

#### En Suite Shower room

Door width 84.5cm. Shower in enclosed compartment. Toilet seat height 42cm. Flooring is tiled with a bath mat. Good colour contrast between floor walls and furniture. Vanity unit under the wash basin. Underfloor heating and heated towel rail.

## Double Bedroom

Double bed. Bed height 68cm floor to top of mattress.

Duvets pillows linen and towels provided.

Overhead lighting and two bedside lights.

Bedside shelves x 2 71cm high.

Chest of drawers and two wardrobes.

## Bathroom

Door width 82.5cm. Bath with flexible shower head . Non slip mat provided for bath. Bath height is 57 cm. Toilet seat height 41 cm.

Stairs 57cms wide to third floor. Fully carpeted. Hand rail to right.

Twin Bedroom with en suite. This room has height restrictions it is full height at centre sloping down into eaves. Book cases with books and ornaments. Twin beds measuring 193x94cms.

Small clothes hanging rail with extra hooks behind bedroom and shower room doors. Storage under bed with direct access from front.

en suite shower room with large walk in shower 167x164 toilet 41 cms and sink 81 cms height

## Future Plans

We are constantly improving and reviewing our property. We block bookings for a week at the start and end of season to carry out all maintenance decoration and improvements.

We welcome your feedback and there is an "ongoing works" book in the 1st floor cloak/utility room. Please fill this in if you have any suggestions that may help us improve the property.

For immediate issues please contact the housekeeper

Linda +44 7786443152 or +44 1872873471

Vivienne +44 7760105106

Graham Rule (builder) +44 7970227238

## Information

Address 38 Brunel Quays Lostwithiel Cornwall PL22 0JB

Email: [Info@holiday-cottage-lostwithiel.co.uk](mailto:Info@holiday-cottage-lostwithiel.co.uk)

Website: [www.holiday-cottage-lostwithiel.co.uk](http://www.holiday-cottage-lostwithiel.co.uk)

## Trains:

Stations Lostwithiel (LOS) Par or Bodmin Road

[www.firstgreatwestern.co.uk](http://www.firstgreatwestern.co.uk)

Bus: Western greyhound/National Express

Taxi: Badger Taxis 01208871538

Grid REF: 50 degrees 24'22.36" N  
4 degrees 40'03.41" W

## LIABILITY

Guests are responsible for all breakages and any damage to the house and contents (save for normal accidents).

The owner accepts no liability for any loss, damage or injury to any member of your party, possessions or vehicles unless proven to be caused by our negligence.

Changeover day Saturday. We politely request that you vacate the house by 10 am and do not arrive before 3pm unless you have cleared it with the housekeeper.

Payment deposit required at booking. Outstanding balance required one month prior to stay.

We have attempted to make the house and contents as user friendly as possible in the hope that you have a wonderful holiday at no.38 in the beautiful county of cornwall.