

## **Access Statement For: The Mill House** **Great Bodieve Farm Barns**

### **Introduction**

The Mill House is a four bedroomed barn conversion, which sleeps 8, which has been converted to the highest possible 5 star standard. All of the living accommodation, plus one en-suite bedroom, are on the ground floor. The other three en-suite bedrooms are on the first floor. 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 website which provides all the basic information needed.
- Enquiries can be made by e-mail or phone.
- Bookings are made by printing a booking form off the website, filling it in and sending it, with a deposit cheque, to the address provided. A booking form can be posted to you if required.
- The nearest public phone is 100 metres away at: Lat N 50.525925, Long W 4.834144. There is no telephone in The Mill House.
- There is no official bus stop close by, but local buses do seem to stop at the junction with the B3314, 100 metres away (presumably at the discretion of the driver).
- The nearest official bus stop is 1.2 miles away in Wadebridge at: Lat N 50.514666, Long W4.833872.
- The nearest train station is 11 miles away - Bodmin Parkway, Post Code: PL30 4BB, Lat N 50.445831, Long W 4.662841.
- The nearest airport is 11.6 miles away - Newquay Airport, Post Code: TR8 4RQ, Lat N 50.447322, Long W 5.004223.
- Groceries can be delivered by arrangement with the supermarket.

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

- There are two allocated car parking spaces for The Mill House, plus off-street, private, over-run space if necessary.
- The car parking area is part gravel (approx ½ inch pieces), and part concrete.
- The main entrance to The Mill House is a pair of patio doors, the first opening to 640mm; the pair opening to 1320mm. The key hole lock is 990mm high.
- The car parking is 15 metres from the main entrance.
- The entire access to The Mill House is level.

- The main entrance threshold is 1100mm high.

### **Main Entrance**

- The main entrance door leads straight into the kitchen.

### **Public Areas - General (Internal)**

#### **Living room**

- The door from the kitchen to the living room is 780mm wide.
- There are 3 double sofas and 2 easy chairs.
- The TV is a 32 inch LCD flat screen with integrated Freeview, and there are a DVD and video.
- There is also a small music centre.

#### **Public Areas – WC**

Not applicable.

#### **Restaurant / Dining Room, Bar & Lounges, Take Away & Café**

Not applicable.

#### **Laundry, Shop, Treatment Room & Leisure Facilities**

Not applicable.

#### **Laundry**

All bed linen and towels are provided. For two-week bookings, the bedding can be changed at the start of the second week, if required.

#### **Shop**

Not applicable. The nearest shops are in Wadebridge, 1 mile away.

#### **Treatment room/s**

Not applicable.

## **Leisure Facilities**

Not applicable. The nearest public leisure centre is 1/3 mile away.

## **Outdoor Facilities**

- The Mill House has a fully enclosed, private patio on the south side of the building.
- It is fully surfaced with decorative slabs.
- There is patio furniture sufficient for 8 people.
- There is a gas fired barbeque.
- On the north side of the building, there is a communal lawn.

## **Conference & Meeting Rooms, Banqueting, Clubs, Entertainment**

Not applicable.

## **Bedrooms**

### **Ground Floor Double Bedroom & En-suite**

- Bedroom door width 700mm.
- King size bed.
- All pillows are non feather and the bed is fitted with a duvet.
- En-suite with double shower, WC & basin.
- En-suite door width 700mm.
- There is a small step of 140mm into the shower.

### **First Floor Double Bedroom & En-suite**

- King size bed.
- All pillows are non feather and the bed is fitted with a duvet.
- En-suite with double shower, WC & basin.

### **First Floor Twin Bedroom & En-suite**

- Two 3ft beds.
- All pillows are non feather and the beds are fitted with duvets.
- En-suite with shower, WC and basin.

### **First Floor Twin Bedroom & En-suite**

- Two 3ft beds.
- All pillows are non feather and the beds are fitted with duvets.
- En-suite with bath, WC & basin.

### **Bathroom, Shower-room & WC [Ensuite]**

All bathrooms are en-suite, and are described above. All bathroom doors can be opened from the outside if necessary.

### **Self-Catering Kitchen**

- Large square kitchen with large pine table and 8 pine chairs. Table is rectangle with a leg on each corner.
- Worktop height 865mm, units in solid beech.
- Cooker is a Rangemaster Classic 90, all electric, 5 halogen hobs, one large fan oven, one small fan oven, and a grill.
- All normal kitchen appliances are supplied.
- Flooring is wood panels.
- Well lit kitchen with spot lights.
- Built-in fridge / freezer, fridge on top, freezer below. The bottom of the fridge is 1040mm off the ground.
- There is a fire blanket in the kitchen.

### **Utility Room**

- Contains washing machine, tumble drier, microwave, boiler and sink/drainer.
- Worktop height 900mm, units in solid beech.
- There is a fire extinguisher in the utility room.

### **Attractions (Displays, exhibits, rides etc.)**

Nothing of this sort provided on-site. There are suggestions for a range of activities off-site, in the green folder.

### **Grounds and Gardens**

Private patio on the south side, communal lawn on the north side.

## **Additional Information**

- There is an information folder provided, which contains a wide range of information on local attractions.
- The walk into Wadebridge is very straightforward, being on tarmaced surface and pavements all the way.
- Mobile phone reception is generally very good.
- There are two mains operated smoke detectors, one on each floor.
- All of the rooms are fully carpeted, with the exception of the kitchen, utility, and three first floor en-suite bathrooms, and decorated to a high standard.
- Heating is by a boiler and radiators.
- All first floor windows have child safety catches.

## **Contact Information**

Postal Address:                   Great Bodieve Farm Barns  
  Molesworth House  
  The Showground  
  Wadebridge  
  Cornwall  
  PL27 7JE  
  United Kingdom

Telephone:   01208 814916, or from outside the UK 44 1208 814916.

Fax:           01208 812713, or from outside the UK 44 1208 812713.

Email:        enquiries@great-bodieve.co.uk

Website:     www.great-bodieve.co.uk

Mill House post-code for sat nav: PL27 6EG

Mill House Grid Reference for sat nav: Lat N 50.525528 Long W 4.832816

Public transport numbers:

National Express Coaches serves Cornwall from destinations throughout Britain. All seats can be reserved, call 0870 580 8080.

Local accessible taxi numbers:

If a taxi is required from Bodmin Parkway station please ring one of the following;

A1 Taxis (Bodmin): 01208 77000  
Ansom Cabs: 01208 72207  
Bodmin Taxi Service: 01208 73000  
Parnells Taxis: 01208 78788

Wadebridge based taxis include the following;

ADA Taxis Tel. 01208 814849  
North Cornwall Cars Tel. 01208 813383  
Wadebridge Taxi Services Tel. 01208 812725  
Wadebridge M & M Cabs Tel. 01208 814848

**Other Contact Information:**

A large range of numbers are provided in the green folder. There is also a BT Yellow Pages provided.

We welcome your feedback to help us continuously improve. If you have any comments please phone or email.