

Access Statement For: Orchard Cottage **Great Bodieve Farm Barns**

Introduction

Orchard Cottage is a two bedroomed barn conversion, which sleeps 4, which has been converted to the highest possible 5 star standard. All of the accommodation is on the ground 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 Orchard Cottage.
- 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 is one allocated car parking space for Orchard Cottage, plus off-street, private, over-run space if necessary.
- The car parking area is part gravel (approx ½ inch pieces), and part concrete.
- The car parking is 20 metres from the main entrance.
- Apart from a slight uphill incline in the last 5 metres, the entire access to Orchard Cottage is level.
- Access to Orchard Cottage from the parking area is via a path surfaced with decorative slabs, the path being 1070mm wide at its narrowest point.

- The main entrance to Orchard Cottage is a standard door, opening to 800mm. The key hole lock is 1000mm high.
- The main entrance threshold is 120mm high.

Main Entrance

- The main entrance door leads straight into a passage which connects the kitchen/living area with the bedrooms. This passage is 1000mm wide at its narrowest point.

Public Areas - General (Internal)

Living Area

- The door width into the living area is 780mm.
- There are two twin sofas and one easy chair.
- The TV is a 32 inch wide screen, with Freeview, a DVD and a video.
- There is an electric "wood burner" type heater.

Dining Area

- There is a round pine kitchen table and four pine chairs, adjacent to the kitchen. The table has a centre post with three legs splaying from it.

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

- Orchard Cottage has a fully enclosed, private patio on the south side of the building.
- The door width onto the patio is 750mm, and the threshold height is 80mm.
- It is fully surfaced with decorative slabs.
- There is patio furniture sufficient for 4 people.
- There is a gas fired barbeque.
- There is also a paved area on the north side of the building, which is where the occupants of The Granary may have barbeques, etc.
- On the north side of the building, there is also a communal lawn.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

Not applicable.

Bedrooms

Double Bedroom & En-suite

- The bedroom door width is 770mm.
- King size bed.
- All pillows are non feather and the bed is fitted with a duvet.
- En-suite, tiled floor, with bath, shower attachment, WC & basin.
- En-suite door width 700mm.

Twin Bedroom & En-suite

- Bedroom door width 770mm.
- Two 3ft beds.
- All pillows are non feather and the beds are fitted with duvets.
- En-suite, tiled floor, with shower, WC and basin.
- En-suite door width 770mm.
- Raised lip into shower of 80mm.

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

- Worktop height is 880mm, units in solid beech.
- There is an electric hob built into the worktop, with 4 halogen rings.
- There is also an electric wall mounted oven, built into the units. The height of the base of the oven is 1150mm from the floor.
- All normal kitchen appliances are supplied.
- There is a combined built-in fridge/freezer, the fridge above the freezer . The bottom of the fridge is 1060mm off the ground.
- The dishwasher, and the combined washing machine/tumble drier are built-in under the worktop.
- Flooring is grey square tiles.
- The kitchen is well lit with spot lights.

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 is one mains operated smoke detector.
- The living, dining and kitchen areas are open plan.
- All of the public rooms are fully carpeted and decorated to a high standard.
- Heating is by a boiler and radiators.

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

Orchard Cottage post-code for sat nav: PL27 6EG

Orchard Cottage 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.