

Angie's Walhalla Cottage

Access Statement Updated March 2022

Introduction

The property details provide you with information relating to the number of rooms and external features. This additional detailed summary will assist potential clients make informed decisions as to the viability of this property for their purposes.

Pre-Arrival

There is a website on which clients can access on on-line booking form.
Failing that, the owners are contactable via email or telephone to discuss bookings.

Arrival and Car Parking Facilities

Approach	Country Lane
Parking area /drive	Level Gravel area
Manoeuvrability	Very Good. Cars can use choice of 2 entrances
Allocated space	Yes, private parking and enclosed gardens
Additional asset	Lockable garden shed for sole use of clients
Distance form entrance door	12m
Approach to entrance door	Concrete Number of steps: 2 with Tread height 22cm.

Inside the property

Main Entrance and Reception

Entrance door	Number of steps: 2 As above for height. Threshold height: 20cm. Door width: 69cm.
Entrance into	Hall – there are no stairs in the property Door on right to bathroom and WC (66cm wide) End of hall (left)opening to open plan sitting room dining area End of hall (right) opening onto open plan kitchen
Sitting Room	1 step from hall to sitting area:20cm Open plan, incorporating the dining area Large 3 seater upholstered sofa and cushions

Dining Area	<p>TV.DVD.IPOD. Upright cupboard. Lamps. Occasional tables Enough space to move freely around furniture.</p> <p>Open plan within the sitting room area Table with legs on each corner Chairs (2) , moveable , with additional seat pads Enough space to move freely around furniture</p>
Bedroom	<p>To be found off the sitting room and has a closing door Bed height to top of mattress : 46cms 1 duvet and 4 pillows all in hollow fill material Bed can be easily moved No TV in the room Wardrobe and bed side cupboards with lamps Space either side and end of bed is small, but adequate</p>
Kitchen	<p>Is open plan and at the end of the hall Worktops are all at the same height : 92cms Oven with drop down door is at worktop height One mixer tap Spot lights for lighting Fridge under work top 54cmx75cm Freezer compartment in the fridge 3* Space between units is a little tight as it is a galley kitchen</p>
Bathroom	<p>To be found off the hall with fully closing, lockable door Bath with one grab hand rail fitted to the wall Shower over the bath with accessible chest height controls Hand basin also, with ball shaped taps Toilet transfer space a little tight Free space in the bathroom is a bit tight in places</p>
Public Areas General	<p>Contrasting wall decor with walls painted throughout Carpet and tiles for flooring throughout Door widths : 62cm Corridor widths for hall: 107cm Smoke Alarm fitted 1 step from hall to sitting room : 20cm</p>
<p>Outside the Property Grounds and Gardens</p>	<p>Wooded area to the south of the courtyard- secure for dogs Fixed garden and shrub areas within secure fencing Patio is level with concrete steps Paths and drive sloping Garden is private with easy access Lockable shed for sole use of clients To access the patio - from hall - steps down Seating area and BBQ with metal dustbin Water pipe access for cleaning cars or wetsuits Walking access to 10 acres of land. Through fields to ponds.</p>

Additional Information

Free WIFI is available throughout the cottage
Mobile telephone reception is fine for most users
Nearest pay phone in the village of St Columb
Nearest main line phone in the adjacent farmhouse
Services to visitors with hearing impairment – TV
Services to visitors with visual impairment – Nil (guide dogs)

Name of Premises	Angie's Walhalla Cottage
Address of Premises	Quoit. St.Columb Major. Cornwall. TR96HY
Telephone contact for owners	01637880220 / 07725738733 a.a.barnett@btinternet.com www.cottagefor2plusdog.com
Name of Responsible Person(owner)	Mr and Mrs Barnett
Use of Premises	Short-term holiday let
Number of Floors	One.
Maximum number of Persons in the building	2
Vulnerable persons who may be at risk	The property is a holiday let, so may have guests that are pregnant, visually impaired etc
Location of persons within the property	Guests may be anywhere in the property, but are more likely to be in the bedroom overnight
Site Plan	See website for a basic plan.
Description and details of the property	The property is situated in a small holding just off the A39, close to St. Columb Major. The farmhouse situated behind the cottage is the residence of the owners The cottage has total privacy