

Access Statement for Tredethick Farm Cottages

Introduction

Tredethick Farm boasts eight warm and welcoming self-catering cottages with many having log fires and all with central heating. The earliest records of Tredethick go back over 700 years and although the courtyard cottages are converted from Victorian barns, the granite quoin stones running up the corners of the buildings have been salvaged out of the earlier mediaeval buildings. We specialise in families with small children who love the daily animal feeding, weekly pony rides and the rest of our facilities which include an indoor heated swimming pool and soft play barn. We also have a range of walks around the site, many of which are wheelchair and pushchair friendly. All cottages are decorated and equipped to a very high specification and include televisions, dvd players, i-pod docking stations, wi-fi internet, fully integrated kitchen with appliances and outdoor patio area with table and chairs. Gas barbeques are available on request.

Pre-Arrival

- We have an extensive website with information on each cottage, its layout, pictures and up to date availability.
- Bookings / enquiries can be made directly from the website via email, or via telephone or by letter.
- All guests are provided with written directions & diagram to their cottage.
- The cottages are accessible by car – just 20 minutes from the A30 turnoff for Bodmin, located in Lostwithiel approximately 10 minutes outside of Bodmin
- By bus: bus stops are located in Lostwithiel, approximately 5 minutes from Tredethick
- The nearest railway station is Bodmin Parkway, approximately 20 minutes by car
- Accessible taxis are available in Lostwithiel, Lostwithiel Taxis: 01208 871538
- The nearest RADAR toilet is in Church Lane, Lostwithiel, approximately 5 minutes from Tredethick

Arrival & Car Parking Facilities

- Car parking is free.
- A cattle grid is located across the main vehicle entrance
- There are no speed bumps, traffic calming devices or vehicle barriers within the complex.
- Car parking is not always available directly outside the cottage. However, it is acceptable to drive to the front door to unload your car and then move it to the designated car park area.
- Car park is located no more than 50 yards from any cottage
- Access to the cottages is via even tarmac or concrete surfaces. Much of the main site is level; there is a slight incline to some areas. There are no dropped kerbs.
- All signage on cottages is large clear format
- The cottage will be open and the key in the back of the front door.

Cottage Information

Main entrance

- Many of the cottages have steps leading up to the front door
- Front door is 81cm wide and 200cm high. No more than 2 steps up to the front door of the cottages. (apart from Granary cottage which has 10 steps) Steps being no more than 110cm wide and 23cm high

Living area

- All cottages have central heating
- Most of the cottages have wood burners (except Scantlebury, Wagonhouse & Liddicoat)
- All cottages have an open plan lounge with dining area.
- Hayloft cottage living area is located on the first floor by a staircase of 8 stairs
- Granary cottage living area is located on the first floor by the front steps up to the front door

Bedrooms

- Bedrooms in all cottages on ground floor
- Bedrooms in Granary are located on the ground floor by a staircase of 8 stairs
- Smoke alarms in each cottage - audible only
- TVs have teletext and TVs and dvd players have remote controls
- Some bedrooms fairly small in terms of clear floor space
- All have ceiling/wall lights and bedside lamps
- All are carpeted
- Divan doubles and singles
- Reading lamps are available by the side of most beds
- All bedding is cotton or percale with non feather pillows and duvet
- All double beds are standard kingsize doubles being 150cm wide and 200cm in length
- All single beds are standard size being 92cm wide and 193cm in length
- All cottages are non-smoking

Bathroom, Shower-room and WC [Ensuite or Shared]

- Each cottage has at least one bathroom with bath & separate walk in shower
- Bathrooms vary in size
- Linoleum flooring
- Standard doors
- Standard height baths
- Standard height basins
- WCs - standard height

Self-Catering Kitchen

- Kitchens part of open plan living area
- Hot water tanks have thermostats
- Individual taps
- Standard height work surfaces with cupboards under
- Floor level electric cookers with hobs at work surface level
- Microwaves on work surface
- Crockery stored in wall cupboards, cutlery in unit drawers and cookware in cupboards under work surfaces

- Kitchens open plan with free access
- Linoleum or Amtico wooden flooring
- General ceiling lights; plus work surface lighting
- Work surfaces contrast with units and floors
- Fridges under work surfaces

Public Areas (General)

- Internal public areas include indoor play barn, small farm shop, animal feeding barn, soft playroom and indoor heated swimming pool
- Access to all areas is by concrete/tarmac paths with wide aisles
- All internal public areas are located at ground level, there are no steps to negotiate.
- Lighting levels are good
- Seating is available in the indoor play barn, soft playroom and swimming pool area
- Access into public areas is through doors no less than 81cm wide x 200cm high

Farm Shop

- Access is through the indoor play barn door and then through a small wooden gated area which is at waist height and standard width.
- All items are clearly priced; many items are at low level, we are happy to provide assistance if required.
- Freezer has front access – floor to waist height
- DVDs are located on shelves at head height
- General area information – work surface level

Swimming Pool

- Access from cottages to the swimming pool is across concrete path to a tarmac walkway leading to the main door which is only accessible by a key card.
- The swimming pool is open every day from 6.30am to 10.30pm
- Safety rules provided in pool entrance hall – include no swimming alone and children under 15 to be accompanied by adult. Note that floor is slippery when wet.
- Pool is 11 metres long, 5 metres wide with a continuous depth of 1.2 metres. Water temperature kept at about 30 degrees Centigrade
- The swimming pool area benefits from an insulated roof and heat exchanger system which is able to keep the pool water temperature, the air temperature and the air humidity level at comfortable and optimum levels.
- The pool surround is a tiled surface, which extends throughout the changing areas and communal showers.
- Access into the pool itself is via 6 shallow steps. There is a handle bar to hold onto. There are no hoists or means of assisted access into or out of the water.
- The changing areas are accessed via 2 internal doors and the pool area is accessed by another door, all of which are wide. There are 2 separate changing areas – one for males and one for females. Each has a slatted bench and a walk-in level entry shower cubicle.
- There is one unisex toilet which is not disabled.
- There are a few chairs for spectators within the actual pool area and wheelchairs can normally be accommodated there.
- The pool is not staffed or supervised and is used at the guests own risk

Outdoor Facilities

- Trampoline
- Outdoor children's adventure playground
- All play equipment has safety surfacing where required and is maintained to the current European standard
- Access to trampoline is by level tarmac path on to level mown grass
- Access to outdoor adventure playground is by level tarmac walkway 145cm wide and through a waist height wooden gate 87cm wide x 89cm height

Indoor Play Facilities

- Indoor play barn with table tennis, table football, pool table & sandpit
- Access is by slight decline of concrete path to barn door 86cm wide x 200cm high
- Some elements within the play barn are on the ground level. The sandpit has a wooden border edge which needs to be stepped over 48cm high
- Indoor soft play area access is by level tarmac area to a door hinged on the right and is 81cm wide
- The room has a custom made soft play area for children under 5 with a seating area & refreshment station for adults

Attractions

- Daily supervised animal feeding takes place outside in the paddocks and is easily accessible
- Supervised pony rides takes place twice a week outside the barn and is easily accessible

Grounds & Gardens

- There is a courtyard garden area for the cottages to share with a central water feature
- The walks around the main facilities are wheelchair and pushchair friendly. There are tarmac, concrete and firm grass surfaces. Much of the main site is level; there is a slight incline to some areas.
- Other walks are a little more challenging, with steep inclines, steps and uneven surfaces, eg. The Farm Trail
- In some areas, access is via wooden gates; some are fitted with specially designed catches for ease of use. On the more challenging walks there are stiles and kissing gates.
- Lighting is limited to the main route and car park

Additional Information

- A welcome pack is provided in each cottage with details on the local amenities and things to do
- The cottages and within any of the buildings are all non smoking

- We regret we only allow guide dogs in the cottages

Contact Information

- Address: Tredethick Farm Cottages, Tredethick, Lostwithiel, Cornwall, PL22 0LE
- Telephone: 01208 873 618
- Email: holidays@tredethick.co.uk
- Website: www.tredethick.co.uk
- Hours of operation: Open all year apart from first 2 weeks of January
- Emergency number: 07990 526 583

We welcome your feedback to help us continuously improve. If you have any comments please phone 01208 873618 or email holidays@tredethick.co.uk