



'Hendra Cottage' - An Access Statement from Moor2Sea owners Ruth & Phil Hughes

Introduction

Our property is a self-contained 1 bed roomed cottage in the Cornish countryside. Hendre is approximately a quarter of a mile down an easily accessible farm lane, in the hamlet of Tideford Cross, just a mile from the village of Tideford. The bedroom, bathroom, kitchen/dinning room and sitting room are all on the ground floor.

The bedroom contains a double bed, the sitting room has a double bed settee, and a Cot and High Chair are available on request.

We have created a floor plan with links to photographs of the rooms at: -***

Pre -Arrival

- There is full information about Hendre on the web site at www.moor2seacornwall.com
- You can find our location and directions at goggle PL12 5JS
- Booking /enquires can be made via email or telephone on 01752 851905
- The nearest bus stop is approximately 1 mile away. City Bus 593 is the regular service to Plymouth Liskeard and Saltash – timetable is included in the folder
- The nearest train station is St Germans 3.5 miles or Saltash 7.7m- for train timetables and routes contact www.first-greatwesterntrain.co.uk/traintimes

Welcome, Key Collection, Car Parking

- There is parking within 2 meters of the cottage
- The car park is graveled and flat and even
- The Key for the door is in a coded Key Safe – details of location and code will be sent to you by us prior to your arrival. However we will always endeavor to meet all our guests personally on arrival.

Entrance to Property

- The entrance of the property has 4 steps- 20cm high, 37cms deep, 76cm wide. These steps bring you to the threshold of the property, which has, one step up which is 28cm deep, 81cm wide and brings you into the cottage. All rooms then are on the same level.
- The light switch for the hall, and additional light over the front door, is on the left hand side of the wall.

Hall

- The front door is 74cm wide, the Key Lock is 138 cm high and the door opens inwards to the left.
- The Hall opens into the bathroom on the right, the kitchen/diner and sitting room on the left and the bedroom straight down the corridor.
- There is no carpet in the property, except for one small rug, size 120x170 cm in the sitting room.

Moor2Sea Cornwall, An Skyber, Cutcrew Lane, Tideford Cross, Cornwall PL12 5JS

Telephone: 01752 851905 Email: mail@moor2seacornwall.com Website: moor2seacornwall.com

Shower-room/Toilet

- Door width 72cm, 198cm high.
- Shower in large enclosed compartment - tray size 1200 x 900 cm
- Toilet seat height 41 cm
- Space beside toilet 42 cm to left, 33 cm to right
- Flooring is safety none slip is Alto Aquarius Safety Flooring throughout the room - No mats.
- Vanity unit under the wash basin
- Electric shaving point and light over mirror.
- Heated towel rail 163 cm high 50 cm wide next to wash stand
- Good floor contrast between floor and walls.

Kitchen

- Door width 72cm Height cm
- Aperture between kitchen and lounge diner is 260 cm.
- Worktop height is 92 cm.
- Electric 4 ring double oven and grill. With drop down door
- Sink at worktop height with cupboards underneath.
- Lighting is pushbutton spotlight bulbs on ceiling.
- 47Cm free space between cupboards and worktops.
- Flooring is Polysafe Wood Heavy Duty Safety Flooring.
- Flooring is light with dark colored cupboards.
- Fridge with access to freezer in outer building.
- Smoke and Carbon monoxide alarms fitted.

Dinning Room

- The dinning room is open plan with lounge.
- Flooring is as above.
- A dinning table in the Dinning area measures 70 cm floor to lowest point of table, 150 cm long, and 80 cm wide.
- Chairs are movable with padded seats and no arms.

Sitting Room

- Flooring is Alto Aquarius Safety Flooring, with a rug sitting below the coffee table measuring 120 cm wide by 70 cm long.
- Furniture is movable.
- A coffee table is in the lounge measuring 42 cm floor to lowest point of table 100 cm meters long, and 50 cm wide.
- One fabric covered double settee
- Two double wall mounted radiators.
- TV with remote control.
- Internet access.
- Dimmer switches to two separate overhead spotlight systems.

Bedroom

- Door width is 72cm 198 cm high.
- Double bed 140x 190 cm.
- Bed height 50 cm from floor to top of mattress.
- King size hypoallergenic duvets and 4 pillows provided.
- Clearance at end of bed to wall is 85 cm.
- Bedside drawers are 55 cm high.
- Double door wardrobe.
- Dressing table height 88cm.

Garden

- Wooden Deck 480 cm x 240 cm with railings – overlooking 3 acres of Pond and woodland.
- Deck with sunshade, table and chairs with armrest.
- Gas BBQ on the deck

Additional Information

- There are no stairs or steps within the Cottage.
- Heating is provided on a timed gas central heating system, which also provides hot water on a twice daily-regulated system. There are radiators with temperature controls in all rooms.
- Information folder is printed in size 12 font.
- Good mobile phone reception for all networks.
- The property is none smoking throughout, although smoking is permitted on the decking outside.
- Dogs please by prior arrangement. One per cottage over the age of two years old. Access to bedrooms strictly NOT permitted and on a leash around the property at all times due to country location. At no time must dog be allowed on furniture. Please see T&Cs on booking. Waste bin provided next to general waste bins and recycling area.
- DOCTORS Quay Lane Surgery 01503 230088 3.5 miles. St Germans or Saltash Health centre 01752 842281 7.1 miles.
- Tamar Mobility Centre 01752 841879
- DENTIST Saltash 01752 843680

Storage, Laundry and Cleaning Facilities in OSCARS ROOM

- Laundry Facilities are available – however we would encourage outdoor drying in support of sustainability, washing line at the top of the paddock - thank you.
- Secure lock and key storage for Bicycles, Angling or Surfing and Beach or Golf equipment.. The key is on your set – slightly smaller than front door key.
- Hose and washing facilities also available for equipment maintenance.
- Additional Fridge / Freezer storage available.



Future Plans

- We will review our property through feedback from our guests and make any changes accordingly.
- We welcome your feedback and helpful suggestions to help us continuously improve.
- We also welcome all those with an interest in outdoor pursuits offering suitable facilities for Cyclists Anglers, Walkers and Golfers with extra storage facilities available in Oscars Room.

Contact information

Address An Skyber, Cutcrew Lane, Tideford Cross, Saltash, Cornwall PL12 5JS

Telephone Ruth and Philip Hughes 01752 851905/ 07777693196

Email: mail@moor2seacornwall.com

Website www.moor2seacornwall