



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

Introduction

Our property is a self-contained 2 bed roomed cottage in the Cornish countryside. TREGANTLE 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. One bedroom contains a double bed; the second room is a twin room with an ensuite shower room and toilet. A Cot and High Chair are available on request prior to arrival.

Pre -Arrival

- There is full information about TREGANTLE 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 no steps- all rooms are on the same level.
- The light switch for the hall, and additional light over the front door, is on the right hand side of the wall.

Hall

- The front door is 80cm wide, the Key Lock is 98 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 and entrance door-mats.
- The Hall measures 665cm in length and at its widest 172 cm and narrowest 100cm and is to the left of the entrance.
- A cloakroom is available directly opposite the entrance to the door, with locked boiler room to the left of it.
- All door widths are 72cm and height 198 cm

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

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

Shower-bathroom/Toilet

- Door width 72cm, 198cm high.
- Shower is situated over the bath.
- Bath is standard size 170x 67cm with handles on either side. See photographs on the website
- 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 below the window
- Good floor contrast between floor and walls.

Kitchen

- Door width 72cm wide Height 198cm
- 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 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.

Dining Area

- The dinning room is open plan with lounge.
- Flooring is as above.
- A dinning table in the Dinning area measures 90 cm floor to lowest point of table, 152 cm long, and 96 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.
- Wood burning fire with granite fireplace – measuring on the floor 120 cm wide, depth from fire 30cm. Please see separate instructions for use
- Furniture is movable if required at the owner's discretion.
- A coffee table is in the lounge measuring 48 cm floor to lowest point of table 135 cm meters long, and 80 cm wide.
- One fabric covered extended large corner four seater settee and separate single chair,
- One large double wall mounted radiators.
- TV with remote control.
- Internet access.
- Switches to two separate overhead spotlight systems.
- Access to terrace via double French doors measuring 130 cm wide, 190cm high and with a threshold of 7cm.

Bedroom 1 Double

- Door width is 72cm 198 cm high.
- Double bed Frame width 140x 200cm.
- Bed height 65 cm from floor to top of mattress.
- King size hypoallergenic duvets and 4 pillows provided.
- Clearance at end of bed to wall is 132 cm.
- Bedside drawers are 60 cm high.
- Treble sliding door wardrobe.
- Dressing table height 80cm.

Bedroom 2 Twin room

- Door width is 72cm 198 cm high.
- Twin single beds Frame 84cm x 194 cm
- Bed Height 53cm from floor to top of mattress
- Clearance at end of bed to wall is 104cm
- Large single hypoallergenic duvet and 4 pillows provided
- Bedside draws are 60cm high
- Treble sliding door wardrobe
- En suite bathroom shower cubicle 78cm access either left or right
- Toilet height 41cm access narrowest point 68 cm
- Washbasin 50x 64 cm
- Heated towel rail 163cm x 50 cm between sink and shower.

Garden

- Terraced area 420 cm x 360 cm access via French windows- overlooking woodland.
- Table and chairs with armrest.
- BBQ on the terrace



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 fonts.
- Good mobile phone reception for all networks.
- The property is none smoking throughout, although smoking is permitted in the paddock away from other guests.
- 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 in Oscars Room

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 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