

Rooke Cottages

Access Statement Jasmine Cottage

Introduction

Jasmine Cottage has been thoughtfully converted to create open plan living space, combining traditional and Mediterranean styling with oak floors, beamed ceilings and all modern comforts. 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 an informative website and are also listed in Premier Cottages.
- Bookings / enquiries can be made via email, fax, or phone.
- The nearest train station Bodmin Parkway is 13 miles away; there are accessible taxis at the station and the no.555 bus travels from the station to Wadebridge every 2 hours.
- We can arrange for shopping to be delivered, please let us know your requirements at least 7 days before arrival.

Arrival, Reception & Car Parking

The main farmhouse and cottages are accessed from the lane via a concrete driveway. Guests are advised to keep vehicles on the driveway and avoid putting wheels on the grass verges, which can be slippery following wet weather. The driveway leads to a gravel parking and turning area. The guest Reception is adjacent to this area via a gateway (90cm wide) and gravel and slate-paved pathway. Parking for Jasmine cottage is a further 100 metres.

Entrance to Jasmine

- Luggage can be unloaded from the parking area and transported to the cottage down a gently sloping paved and gravel pathway extending about 30 metres to the front entrance. The pathway is considered unsuitable for occupied wheelchairs.
- The entrance at the front is 70cm wide and has two low steps 8cm high.
- The front door opens into the wood-floored open-plan lounge, dining and kitchen,

Lounge

Flooring is polished wood throughout with some loose rugs and level access to both bedrooms.

Furniture is moveable and there are plenty of cushions provided.

Seating comprises two three-seat leather sofas.

There is a movable wooden chest type coffee table 90 cm long, 60 cm wide with a minimum 50 cm free space all around.

The log-burning enclosed fire is protected with a safety-guard.

Flat Screen, teletext TV and DVD player/recorder provided with remote controls for both. Stereo with CD and tape also available. A French door, 94 cm width, opens from the lounge via 3 granite steps with varying risers of 20cm to 27cm, leading to a secluded garden with garden furniture, barbecue and private lawn.

Self-Catering Kitchen / Diner

- The kitchen is open plan and has level access from the lounge.
- Flooring is exposed oak floorboards throughout.
- Oven door is drop down, height of lowest shelf 40cm. Grill height is 70cm.
- Slated worktops are 96 cm high with cupboards under.
- Hob is built in to worktop and is 96 cm high
- Sink is 96 cm high with built in cupboards under.
- A plate rack is 175 cm high. A mug rack is 135 cm high.

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- Microwave with side opening front door on fridge freezer 142 cm high.
- Electric kettle and toaster on worktop 96 cm high.
- Free standing fridge freezer. Lowest shelf in fridge 13 cm and highest drawer in freezer 110 cm.
- Pine Table provided 105 cm long by 76 cm wide. Height 78 cm and under-space of 70 cm.
- There is a minimum 60cm free space on all sides of table
- Evenly lit kitchen with spotlights above work surfaces where required.
- Front loading dishwasher beneath worktop. Drop door and pull-out shelves. Lowest shelf 30 cm, highest shelf 60 cm.
- Minimum free space between worktops and wall is 90 cm.

Bedrooms

Room combinations: All sleeping accommodation is on the ground floor comprising 1 super-king size and 1 twin bedroom.

General:

- Non Feather duvets and pillows provided in each room.
- Sheets, duvet covers and pillow cases are pure cotton
- Flat screen teletext TVs provided in main bedroom with remote control

Twin room: Level access via corridor 66cm wide. Both beds height 56cm, 90cm wide by 200cm long, Both beds adjoin walls on each side. Space between beds 108cm, foot of beds to wall 115cm. Chest of drawers height 80cm. Top drawer 59cm, bottom drawer 14cm. Wardrobe rail height 190cm.

Twin room WC and shower

Level access from bedroom via door 65cm wide.

Shower door 44cm wide. Step 27cm.

Wash basin height 80cm.

Minimum space between toilet and wash basin 80cm.

Super-king Room: Level access via corridor 77cm wide and door 66cm wide.. Bed length 200cm, width 180cm, height 56cm, Free space to left of bed 64 cm. Free space to right of bed 66 cm. Free space to front of bed 258 cm. Box Chest 54 cm high, 97 cm long and 55 cm wide., Free standing wing-back chair. Chest of drawers 80cm high, highest drawer 60 cm, lowest drawer 13 cm. Wardrobe rail height 180 cm.

Super-king bathroom & WC

Level access from bedroom via door 64cm wide.

Bath with flexible shower over.

Bath height is 56cm. Bath length is 150cm.

Minimum space between bath and wash basin 80cm. Basin height 80cm.

Minimum space between bath and toilet 57cm.

Grounds and Gardens

French door opening onto 2 granite steps with hand rail down to barbecue area with garden table, cushioned chairs and sun loungers. Secluded garden with lawn and mature shrubs.

Laundry

There is no separate laundry but there is a standard size washer and dryer, both front loading, provided in the

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utility room off the corridor to the super-king bedroom. Door 65cm wide. Stacked washer and dryer. Washer door 32cm high. Dryer door 102cm high. Free space to wall 125cm.

Shop

Nearest available is post office stores in village, approximately half mile away along country lane.

Outdoor Facilities

Enclosed children's play area with sand pit, swings, climbing frame and sea saw.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

Not Available

Additional Information

- Light switches and power points at normal height and easily accessible from standing position.
- Mobile phone reception varies according to service provider. Information available on request.

Contact Information

Proprietors: Rob & Gill Reskelly

Address: Rooke Farm, Chapel Amble, Wadebridge, Cornwall PL27 6ES.

Telephone: 01208 880368

Fax: 01208 880600

Email: info@rookecottages.com

Website: www.rookecottages.com

Hours of contact: 24 hour answer-phone

Local Doctors: 01208 812222 (Wadebridge)

Local Dentists: 01208 812450

Local public transport numbers: Bus 01637 871871 Train 08457 484950457 484950

Local taxi numbers: 01208 815775

Tourist Information Centre (Bodmin): 01208 76616

We welcome your feedback to help us continuously improve. If you have any comments please phone 01208 880368 or email info@rookecottages.com