



East Rose Access Statement

This Access Statement is a guide to help you decide if our cottages and facilities are suitable for your holiday requirements. If you would like any further information regarding accessibility, please contact us on 01208 850674 or email eastrosefarm@btinternet.com

Introduction

East Rose is a 12th Century moorland farmstead set in 17 acres of an area designated of Outstanding Natural Beauty with seven self-catering holiday cottages ranging from one bedroom to three bedrooms (sleeping between two and six). The cottages are former stone farm buildings. We welcome able bodied and disabled guests and have two wheelchair friendly cottages (Shippen and Mowhay - ground level properties, wheel-in shower rooms, no steps to the property), but due to structural constrictions and sloping terrain around East Rose, other cottages and some areas of the site do not cater for the specific needs of all disabled people. Also on site is a laundry room, recycling/bin store and grounds made up of five lakes, large lawn areas, and picnic / barbeque areas.

We have tried to provide as much information in this statement as possible. However, everyone's needs and requirements are different and therefore we encourage all of our guests to contact us and discuss their personal requirements at any time. As resident owners, we are always on hand to help you with any request you may have in relation to accessing the cottages, lakes or grounds.

All sizes and distances are approximate.

Pre-Arrival

We have a detailed website – www.eastrose.co.uk – which has descriptions and images of all the cottages, grounds and facilities. It also has tariff and availability as well as details of what we provide. Bookings and enquires can be made through the website, by e-mail, post, in person or over the telephone.

Directions are available on our website, and also sent to first time guests with booking confirmation, along with arrival information and additional information on East Rose.

We would recommend that anyone coming to East Rose has their own transport. We are in a rural location on Bodmin Moor, with little or no public transport services. There is no bus service to East Rose.

Bodmin Parkway railway station is 10.5 miles away with a taxi rank. Newquay Airport is 23 miles away. If you require a taxi or a hire car, please contact us and we will be happy to provide local contacts.

Arrival and Car Parking

East Rose is located approximately 10 minutes from the A30 at Temple. A Sat Nav using our postcode (PL30 4NL) will direct to you us.

The cottages are available for occupation at 3pm on the first day of your holiday. If you anticipate arriving after 5pm, please contact us to make arrangements for key collection. If you arrive before 3pm, you are welcome to wander the grounds until your cottage is ready.

Parking is not available directly outside any of the cottages. The main car park is located no more than 50 meters to all cottages. Disabled guests can use the disabled car park which is located opposite Mowhay cottage. A disabled parking permit must be displayed by all guests using this car park and spaces must be pre booked by indicating the requirement on the initial holiday booking form.

All car parks are finished with a layer of granite chippings. There is a sloping vehicle entrance to the right as you enter the property, into the main car park, and a slightly sloping pedestrian walkway from this car park to the cottages. The disabled car park is located on the left hand side as you enter the property and is finished with a layer of granite chippings, but it is almost level from here to Mowhay, and a slight slope down to Shippen and the farmhouse/enquiry door.

Outside areas are lit to a low level – it is advisable to bring a torch as well. There are outside lights located within the main car park, the disabled car park area, outside all cottage front doors, the side of the farmhouse, and areas around pathways.

There is a trolley available to be used to take luggage to the cottages and we are happy to provide assistance if required.

Office / Enquiries

Enquiries can be made at the main farmhouse (white building in the middle of the complex). There is no reception onsite, just the owners living accommodation and office. Please ring the doorbell for any enquiries. Doorbell height is 58” (147cm).

Laundry Room/Utility Room

The Laundry room is located just past the farmhouse, through the archway, and is open from 9am - 7pm. There is a slight slope down from the farmhouse to the door of the laundry room over a combination of brick paving and concrete. There is one step into the laundry (8” high), and the doorway is 28”wide by 77” high. The door opens inwards on a right hinge.

Within the laundry room, there is one washing machine and one tumble drier. Both front door entry machines, and both located on the ground level. To operate the machines, it requires 2x £1 coins, to be inserted on wall mounted meters on the wall behind the machines.

Bin Store and Recycling

For the convenience of guests, we have a bin store located within the complex, which we ask that you use to dispose of any of your rubbish or recyclable waste. Access to the bin store is via a concrete path, then grass. There is no door to the store. There are a number of dustbins (general waste) and crates (recycling).

Gardens and grounds

The cottages are located within a 17 acre site, which includes large gardens, two fields, storage sheds, a stable block and a coarse fishery. Private areas are the two grazing fields, the storage sheds, the stable block and the lawn area in front of the farmhouse. Other than these areas, guests are free to wander around the site as they wish.

Any gates that are opened (leading to the lakes or to the moorland) MUST be closed behind you.

There is a small lawn area at the front of Mowhay cottage for the use of guests in this cottage only, and includes a picnic table. All other cottages have communal lawns and picnic areas, including picnic tables. All lawns are on a slight slope.

We live in a very natural area, and as such, we live alongside a large amount of wildlife. Rabbits live in abundance within the field and hedgerow and will often cause damage to the lawns. Although we will do our best to ensure any damage they cause has been rectified, care must be taken by guests to look out for such hazards as rabbit holes and lawn damage.

Picnic tables and benches are located throughout the gardens and lake area. A built in barbeque area is also located within the gardens for use by guests. All footpaths around the gardens are of granite chippings.

Lakes, Coarse Fishery and Fishing Hut

We have a fishing hut available for guests located in front of the access into the lake complex. There is a step into the hut 9" high. The hut doors are 28" wide and 69" high. Gates giving access to the lake complex have a minimum width of 35" and a 49" maximum height of release clasp.

We have over half a mile of pathways around our lakes which are all lawned, other than a short area around Top Lake which is wooden decked.

The pathways around our lakes can become boggy in certain areas after periods of heavy rain. There are also areas of uneven ground due to root movements and subsidence. We, therefore, do not consider our lake paths suitable for wheelchair users or for people with restricted mobility.

Cottages

Stable Cottage

**Sleeps 3 - 2 bedrooms (1x double, 1x single). Ground floor level – no stairs.
Open plan kitchen/living/dining area, shower room.**

Stable is located on the lakeside of the farmhouse. From the main car park, it is accessed over granite chippings, brick paving and concrete. There is a slight downward slope past the farmhouse to the front door of Stable Cottage. There is an outside light next to the front door. The front door opens inwards on a right side hinge. The door is 72" x 33", the door step is 4.5" high.

As you enter the cottage you come into a small entrance hall with the door to the shower room on your left hand side (77.5" high x 30" wide, opens inwards, left hand hinge). Proceeding on about a meter and half as you enter the front door, you go through an arch way (78" high x 30" wide) to the open plan kitchen, living, dining area. From the lounge, there is a door leading to the double bedroom (77" high x 29.5" wide, opens inwards, right hand hinge) and a door leading to the single bedroom (77" high x 30" wide, opens inwards, right hand hinge).

There is a step into the shower of 12", with the door width of 19" (sliding door).

Rose Cottage

Sleeps 2 - 1 double bedroom. Ground floor level – no stairs (1 step into the property). Open plan kitchen/living/dining area, bath room.

Rose Cottage is located on the lakeside of the farmhouse. From the main car park, it is accessed over granite chippings, brick paving and concrete. There is a slight downward slope past the farmhouse to the front door of Rose Cottage. There is an outside light next to the front door.

There is one step to enter the property, 7" high. The front door is 78" x 30", opens inwards on a right side hinge. The door step is 2.5" high. Once inside the cottage, there are 2 steps (5" high each) to a small entrance hall. The bathroom is through the door to your right (77" high x 28" wide, opens inwards, left hand hinge), the bedroom straight ahead (76" high x 28" wide, opens inwards, right hand hinge) and the living area/kitchen to your left (77" high x 29.5" wide, opens inwards, right hand hinge).

There is a bath with over head shower. The step height into the bath is 20".

Shippen Cottage

**Sleeps 2 - 1 double bedroom. Ground floor level – no stairs
Open plan kitchen/living/dining area, walk in shower room**

Shippen Cottage is located on the left hand side as you head towards the farmhouse. From the main car park/disabled car park, it is accessed over granite chippings and brick paving. There is a slight downward slope leading to the front door of the cottage. There is an outside light next to the front door. The front door opens inwards on a left side hinge. Door height / width is 75" x 33.5".

There is no step into Shippen cottage. Once through the front door, you are straight into the kitchen, living, dining area. The shower room is through the first door to your right (80" high x 30" wide, opens inwards, left hand hinge), the bedroom through the second door on the right (80" wide x 30" wide, opens inwards, right hand hinge).

The shower room has non slip floor tiles, grab rails next to the toilet and shower area. The sink is at a height of 31.5", and the toilet at a height of 16". Shower chairs/commodores are available for hire, free of charge from East Rose for guests staying in Shippen or Mowhay (pre booked).

Moor Cottage

Sleeps 2 - 1 double bedroom. Ground floor level – no stairs (3 steps to the cottage) Open plan kitchen/living/dining area, bath room

Moor Cottage is located in the complex of buildings opposite the farmhouse. The entrance to the cottage is on the far side of the building. From the car park, it is accessed over granite chippings and brick paving. There are four granite steps down to the cottage (height of each step between 5" – 9"). There is then approx. 2 metres of granite chippings, before three paved steps up to the front door (height of each step between 6"- 7"). There is an outside light next to the front door. The front door opens inwards on a left side hinge and is 77" x 28", with a door frame height of approx. 2.5".

You enter into an entrance hall area (approx. 3 meters square), with a window and floor tiles. The door to the right leads to the bedroom/en-suite (77" high x 28" wide, opens inwards, right

hand hinge), the door to the left leads to the kitchen/living/dining area (78" high x 28" wide, opens inwards, left hand hinge). The en-suite door is 78" high x 29" wide and slides to the left.

There is a 18" step into the bath, with an over head shower.

Tamarisk Cottage

Sleeps 4 – 1 double bedroom, 1 twin bedroom. Stairs.

Ground floor has 1 double bedroom, en-suite, 1 twin bedroom, 1 bathroom. First floor has open plan kitchen/living/dining area.

Tamarisk Cottage is located in the complex of buildings opposite the farmhouse. The entrance to the cottage is on the far side of the building. From the main car park/disabled car park the cottage is accessed over granite chippings and brick paving. There is a 10" (max) step to enter the cottage. There is an outside light next to the front door. The front door opens inwards on a left side hinge. The door is 77" x 28".

You enter into a tiled entrance hall area with a double glazed window and floor tiles. Stairs to the living area are to your right. Running to the left of the stairs is a hallway to the bedrooms. The first door on the left is a storage cupboard. The second left door leads to the double bedroom (77" high x 27" wide, opens inwards, right hand hinge) and en-suite (77" high x 28" wide, opens inwards, left hand hinge). The third door on the left leads to the bathroom (77" high x 28" wide, opens inwards, left hand hinge) and the final door straight ahead leads to the twin bedroom (78" high x 28" wide, opens inwards, right hand hinge). Up the stairs is the open plan kitchen, living, dining room. There are 13 stairs (26" wide and 7" high). A stair gate is fitted at the top and bottom of the stairs.

The shower in the en-suite has a step height into it of 11", with a door width of 25" (opening outwards). The bathroom has a bath (no over head shower). The step height into the bath is 21".

Barn Cottage

Sleeps 4+2 – 1 double bedroom, 2 twin bedrooms (1 child)

Ground floor has 1 double bedroom, en-suite, 2 twin bedrooms, 1 bathroom. First floor has open plan kitchen/living/dining area. Stairs.

Barn Cottage is located in the complex of buildings opposite the farmhouse. The entrance to the cottage is on the end side of the building – facing the lakes. From the main car park/disabled car park the cottage is accessed over granite chippings, brick paving and concrete. There is a small step (3" high), then a step of 9" (including the door frame) to enter the cottage. There is an outside light next to the front door. The front door opens inwards on a right side hinge. The door is 77" x 29".

You enter into an entrance hall area with a double glazed window and floor tiles. Stairs to the living/kitchen/dining area are to your left. Directly in front of you is the door leading to the double bedroom (77" high x 29" wide, opens inwards, right hand hinge), which then leads to the en-suite shower room (77" high x 27" wide, opens inwards, right hand hinge). To the left of the stairs, the first door on the left leads to the bathroom (77.5" high x 28" wide, opens inwards, left hand hinge), at the end of the hallway the door in front of you leads to the child's twin bedroom (77" high x 27" wide, opens inwards, right hand hinge), the door to the right leads to the main twin bedroom (77" high x 28" wide, opens inwards, right hand hinge). There is a storage/airing cupboard under the stairs. There are 13 stairs (28" wide and 8" high). A stair gate is fitted to the top and bottom of the stairs.

The shower in the en-suite has a step height into it of 9", with a door opening outwards. The bathroom has a bath (no over head shower). The step height into the bath is 21".

Mowhay Cottage

Sleeps 4 – 1 double bedroom, 1 twin bedroom

Double bedroom, en-suite shower room, Twin bedroom, bathroom, open plan kitchen/living/dining area. All ground floor level – no stairs.

Mowhay Cottage is a detached cottage on the left hand side as you enter the entrance of the property. The entrance to the cottage is accessed over granite chippings and a brick paved pathway from either the main car park or disabled car park. It is level access from the disabled car park. There is no step into the property. There is an outside light next to the front door. The front door opens inwards on a right side hinge. Door is 79" x 33".

You enter into a tiled entrance hall area with a double glazed window and floor tiles. There is another door (77" x 34") that leads to the open plan living, kitchen, dining area. Once through this door, there is a door to the right that leads to the double bedroom (76.5" high x 35.5" wide, opens inwards, right hand hinge), which then leads to the shower room en-suite (sliding door to the right, 76.5" high x 35" wide). Back in the living area, if you follow the room around to the right, past the kitchen there is a door straight ahead that leads to the twin bedroom (77.5" high x 31" wide, opens inwards, right hand hinge), and a door to the left leads to the bathroom (75" high x 31" wide, opens inwards, right hand hinge).

The shower room has non slip floor tiles, grab rails next to the toilet and shower area. The sink is at a height of 32", and the toilet at a height of 16". Shower chairs/commodores are available for hire, free of charge from East Rose for guests staying in Shippen or Mowhay (pre booked).

The bathroom has a bath only - no over head shower. The bath has a step into it of 22".

Inside all the Cottages

- A folder containing all the relevant information on the cottages, emergency details and local information.
- The kitchen, bathroom and porch areas all have laminate or tiled floors. All living areas and bedrooms are carpeted.
- Mowhay Cottage has gas central heating . All other cottages have night storage heaters.
- All cottages have a freeview TV with remote control, and a radio in the master bedrooms.
- The kitchens all have electric ovens (Mowhay has gas oven) and 4 hobs, electric kettle, microwave, refrigerator with freezer compartment (Moor has separate fridge and freezer). The worktops are 35"- 36" high.
- The baths have grab handles. Mowhay and Shippen have "wheel-in" shower rooms.
- All our beds are standard single (91cmx191cm) and standard double (137cmx198cm), other than the child's twin room in Barn which has two small single beds. Bed heights are between 20" and 24".
- Power points and light switches are at sensible heights.
- Outside lights.
- All the cottages are non-smoking. There are smoke alarms in all cottages and a carbon monoxide alarm in Mowhay.

Additional Information

Internet access is currently not available on site at East Rose. The closest internet café is in the village of St Breward within the Post Office/Café.

There is a payphone located within the laundry room. Mobile phone access is very limited with most networks. It is likely that there will be no signal from your cottage, but you may find it at locations around the site.

Emergency information is provided in all cottages and the laundry room.

The local doctors contact details are:

- [Carnewater surgery](#), Dennison Road, Bodmin, Cornwall PL31 2LB, 01208 269988
- [Stillmoor surgery](#), Bell Lane, Bodmin, Cornwall PL31 2JJ, 01208 72488

The local hospital contact details are:

- Bodmin Minor Injuries (daily 8am – 10pm) 01208 251300
Boundary Road, Bodmin, Cornwall PL31 2QT
<http://www.nhs.uk/Services/Hospitals/Overview/DefaultView.aspx?id=29033>
- Accident and Emergency (24 hours a day) 01872 250000 Royal Cornwall Hospital, Truliske, Truro, Cornwall TR1 3LJ
<http://www.rcht.nhs.uk/RoyalCornwallHospitalsTrust/Homepage.aspx>

Contact Information

Address: East Rose, St Breward, Bodmin, Cornwall. PL30 4NL
Telephone: 01208 850674
E-mail: eastromefarm@btinternet.com
Website: www.eastrose.co.uk

Hours of operation: The office is not permanently manned but messages are picked up Mon-Fri 9a.m-5p.m

Local equipment hire companies: Tremorvah Industries, Truro www.tremorvah.co.uk 01872 324340 and Mobility South West, Bodmin 01208 75355

Local transport numbers: Parnells Taxis (with accessible taxi) 01208 78788
Trains 08457 000125 and Buses 0845 8505556.
Bodmin Tourist Information: 01208 76616