

Cottage information Pack (Access Statement):

Mill Bungalow, Trewerry, St. Newlyn East, Cornwall



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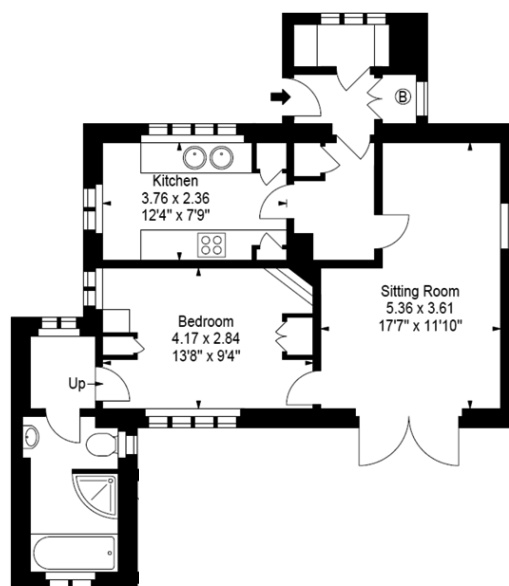


Introduction

The Bungalow is a 1950's purpose built dwelling; adjacent to the Grade II listed seventeenth century Trewerry Mill.

Pre-Arrival

- Bookings / enquiries can be made directly from www.explorenewquay.com, email, via telephone or by letter.
- By road the Cottages are only 4 miles from the main Cornish trunk Road; the A30. Please use the map on page 12.
- Newquay airport is just 8 miles by road to the North (4 ½ miles as the crow flies). There are car hire, bus, taxi services and car parking facilities at Newquay airport www.newquaycornwallairport.com
- There is a local, unmanned train station at Quintrell Downs on the Newquay branch line, 2 miles away. For most people travelling from outside Cornwall the mainline station at Bodmin Parkway is the most time efficient station to alight at, it is 20 miles to the northeast.
- The nearest bus services are 1 ½ miles away at St Newlyn East, or at Kestle Mill 1 ⅓ miles away.
- By cycle and foot; the connecting lanes are unlit at night, and mildly hilly (generally up to 60m differential elevation).
- This access statement is available at www.trewerrycottages.com and in the 'Welcome File' in the cottage.



Arrival, car park and recycling facilities

- There is an un-gated car park across the lane from the Bungalow. The entrance is illuminated after dark, and there is security lighting in the car park. The car park is shared with Trewerry Mill, Bowgie and Granary.
- There are no marked parking bays; but there is ample room for all cars.
- The surface is level, flat and gravelled with granite chippings.
- The recycling shed is in the northern part of the car park with x3 22cm high by 50cm deep and 85cm wide steps. Dustbins and segregated waste may be left here.
- The car park is the designated "safe area" if there is a fire in the cottage. Follow normal procedures if you discover a fire, make sure people are evacuated and emergency services alerted; dial 999 or 112.

Mill Bungalow

- The Bungalow is reached by heading straight across out of the car park and walking past the right hand of the Granary, under our TrewerryCottages.com sign. Walk 20m

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up the path, and the front door is at the top of the incline. The surface is level, dressed concrete and fine for anyone who does not need mobility assistance. It is not suitable for wheelchairs or double width prams.

- A light switch 140cm high is located by the lane on the Granary gable wall, a second automatic light is located by the front door.

Outer hallway

- The front door is 79cm x 194cm, with the hinge on the right. A key safe is located on the right of the door at 90cm, tucked under the kitchen windowsill, slide down the protective cover to expose the numbered wheels; the code will be supplied by our agent before arrival.
- The entrance step is 10cm high on to a 45cm deep by 85cm wide threshold.
- The front door opens into the entrance hall way. There are two light switches on the right hand side door casing for the outside light and hallway light. There is a large mat inset into the floor at the front door.
- The entrance hallway has two cupboards (left; coat & boot cupboard, straight; Central heating boiler) and a doorway into the inner hallway on the right.

Coat and boot cupboard

- The door is 67cm x 187cm, with the hinge on the right; a coat hook is located on the rear.
- There is a small 5cm drop to the cupboard floor, with a laminate finish.
- To the left there are two slatted shelves 87cm wide by 50cm deep and 96cm and 132cm high respectively.
- To the right there is an in-built coat rail at 160cm.
- The vacuum cleaner, dust pan and brush, mop and bucket all reside in the cupboard.

Central Heating boiler cupboard

- The cupboard doors are 38cm x 221cm, hinged on both sides.
- There is a slatted shelf 90cm wide by 55cm deep and 160cm high.
- Guests are requested not to use this cupboard to hang wet washing.
- The oil fired boiler is located on the floor and guests are requested not to tamper with it.

Inner hallway

- There is a small step up into the inner hallway (1.60m x 2.45m).
- The door is 79cm x 194cm, with the hinge on the right.
- The hall way is lit by a central light with a switch to the left of the entrance door.
- There is a RCD protected consumer unit ("fuse box") to the left and near the ceiling (220cm high).
- To the right an airing cupboard with three slatted shelves 70cm wide by 45cm deep and 137cm, 177cm & 217cm high respectively. Spare linen is stored in here.
- The hallway opens to the kitchen on the left and the to living room to the right.

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Central heating and hot water

- Central heating uses the default factory programme between 07:30 – 10:30 and 16:00 – 22:00 the programmer is located in the Inner hallway adjacent to the kitchen door way, it does need to be altered. Select the room temperature that suits you by turning the thermostat in the dining area in the sitting room; it is located on the wall partition with the inner hallway. You may find that in the summer months the central heating may not come on, this is normal and the thermostat is doing its job.

Kitchen

- The kitchen (3.76m x 2.36m) has a non slip “altro” floor with fitted units and worktops running down two sides. A large north facing window affords lots of natural indirect light over the kitchen sink and view over a pretty courtyard.
- The kitchen is lit by two pendant lights supplemented by under cabinet lights, switched on the right hand side wall. The light above the cooker needs to be turned on from the cooker hood.
- The work surface is 94cm high and 60cm deep. The sink and electric hob are also at 94cm high. Above the hob is an extractor unit plus cupboards. A kettle, toaster and microwave are sited on the worktops. A free standing granite top work surface 89cm high is located by the second, westerly window.
- The fridge, washing machine and oven are situated under the worktops at conventional heights.
- Pots and pans are provided in the cupboards beneath the work surfaces. Glasses and cups etc are in the wall cupboards.



Laundry

- There is a front loading washing machine available in the kitchen and utility room.
- There is a condenser tumble drier available in the utility room.
- There is a rotary washing line available by the stream near the old railway bridge; cloths pegs are stored in the external utility room.
- A iron and ironing board reside in the external utility room.

Sitting Room

- The sitting room is L-shaped (3.61m x 5.36m long axis) with the entrance from the hallway into the dining area.
- A light switch 126cm high on the right of the entrance controls the main lights; two ceiling pendants and three up-lifters.
- The dining table is located close to the hallway entrance and has space for four to dine in comfort.
- There is a task light for the bookworm. A well stocked book case is located by the dining table.
- There is one leather sofa that seats up to three people comfortably, a “Captains” chair is also provided.
- There is a TV with a FreeSat set top box and a DVD player, all have remote controls. Please note that you have to use the



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Free Sat box to get live TV. Turn the TV on first, and then the Free Sat box, the TV will then automatically use the external feed. Repeat for the DVD.

- There are French windows to the south opening into the garden. The front door key is also for this opening.
- A door opens to the west into the bedroom.

Bedroom

- The bedroom (4.17m x 2.84m) is reached through a door hinged to the left. The door is 74cm wide x 192cm high.
- A light switch on the right of the entrance controls the main central light.
- There is a divan double sized (135cm x 198cm x 68cm) bed, with bedside tables and reading lights. There is space either side of the bed, both sides greater than 60cm.
- A freestanding oak wardrobe on the right of the entrance has plenty of space to hang one's special clothes.
- A large southerly window has two casement openings allowing the country air to flow in.
- A small chest of drawers is located under the westerly window.
- The dressing area is reached from the western side of the bedroom.



Dressing area

- The bathroom reached through a small landing area (1.50m x 1.32m), there is a door with one 21cm high step down. The space may be used as a dressing area with an oak chest of drawers under a mirror. A hair drier is located in the top right drawer. To the left is the entrance to the bathroom.



Bathroom

- The bathroom is reached through a door hinged to the left. The door is 69cm wide x 190cm high.
- The toilet seat is 44cm high - the space to the right is 37cm and to the left 31cm. The sink height is 85cm.
- A cabinet mounted sink with H+C is at 80cm.
- The bath is 54cm high, with hot and cold taps. A humidistat controlled ventilation fan is located above the bath and will come on automatically if there is excess water vapour in the air. It may also be turned by pulling the pull cord. It is recommended to leave it on the automatic setting.
- A separate cubicle shower with two sliding doors contains a Mira electric shower. The height of the shower unit controls are 180cm above the shower tray. A small 17cm high step up from the bathroom floor into the cubicle is required.
- The room also has a wall mounted radiator with a towel rail.
- The floor surface is non slip linoleum.

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Outdoor Facilities

Garden

- The Bungalow has its own private garden, which may be reached in one of two ways:
 - From the French doors in the sitting room; open the door and magnetic stops engage with spring cups on the door frames, allowing the doors to be left open safely even in windy conditions. There is a 10cm drop from the door threshold to two paving slabs and a small 10cm step from the slabs to the gravelled area.
 - Veering left from the front door and around the rear of the house. The route is approximately 60cm wide at the narrowest point (next to a heating oil tank – please do not tamper with), the path is smooth concrete. Open a swing gate hinged to the left by leaning over the 120cm high pickets and lifting the latch.
- There is a gravelled (14mm granite chippings) adjacent to the house, it is split level with the upper section accessed directly from the house, two steps 25cm by 70cm, with a 10cm drop per tread leads to the lower area.
- The rest of the garden is laid to lawn with a small step 20cm high leading from the upper gravelled section.
- A table and four chairs are available for the guest's enjoyment.
- A 120cm high picket fence fully encloses the rear garden; the fence has 6cm wide vertical gaps between the pickets and should be an excellent barrier for most dogs, bar very small lapdogs and more agile jumpers.



Courtyard

- There are two methods of reaching the courtyard:
 - Walk up the lane and turn right past the other end of the Granary, turn right and walk up a 5m incline from the lane, dressed with paving slabs and gravel. Open gate a gate into the courtyard.
 - Exiting from the front door and descending to a small gate on the right carefully walk down 4 steps 50cm by 25cm with a 15cm average drop to the courtyard exterior steps. These steps are only suitable for the able bodied;
- The courtyard area is approximately 6.5m x 11m, and is for use primarily by the guests of the Granary and Bowgie Cottages.
- The courtyard is dressed with paving stones and stone chippings; therefore it is an uneven surface. Beach equipment and a BBQ are available for guests to use from the external utility room.

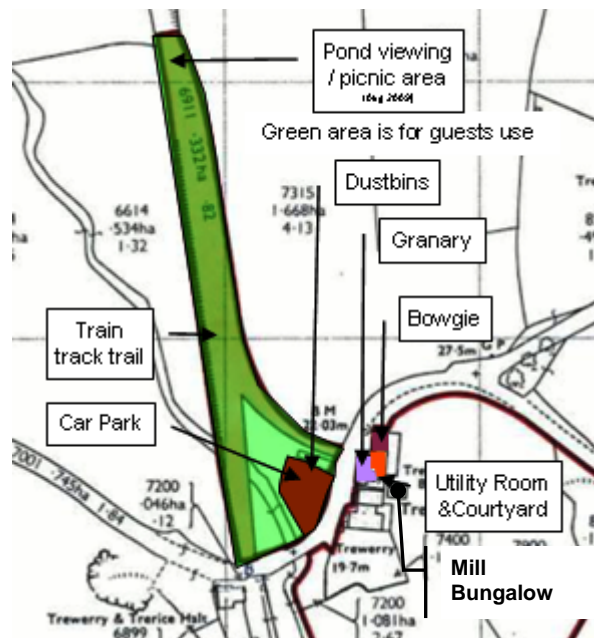
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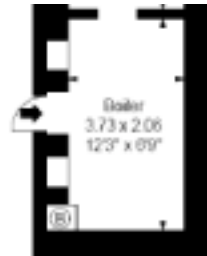
Riverside and Train track Grounds

- Guests are free to enjoy the grounds on the opposite side of the road to Trewerry Cottages. A subordinate branch of the River Gannel runs through the grounds adjacent to the car park. An abandoned railway line runs north to south, a picturesque road bridge, weir and disused railway bridge all combine to form a tranquil setting. Along the disused train track to the North the path opens out into a viewing area. There is a grassed area that can be used to relax and view the pond on an adjacent property, with ducks and herons often visiting. The gardens adjacent to Trewerry Mill are not for guests use and they are asked to respect the resident's privacy.



External Utility room

- The utility room is situated off the eastern limit of the courtyard. The access keypad is 139cm high on the left (use same access code as the cottage key safe). There is a 15cm high step from the gravel courtyard surface through a 56cm wide and 205cm wide door. Barbeque equipment, garden furniture and sundry items are stored here, along with clothes horses and pegs for laundry. There is a timed air pump that is used for sewage treatment, both this and an oil boiler should not be tampered with by guests.
- There is a front loading washing machine.
- There is a condenser tumble drier. An honesty box is used to contribute to the purchase and operating costs with a suggested contribution of £1.50 per load. Remember to clean the filters after each load.
- A Freezer is shared between the cottages, with labelled drawers. Spare light bulbs (Bayonet, Edison and Strip) are stored in one of cupboards.
- An iron and ironing board reside in the utility room, use here or in the Bungalow, but please return to the utility room after use.



Additional Information

- Well behaved pets are allowed if pre-arranged.
- The premises are non Smoking.
- Complimentary wireless internet is available (SSID = Trewerry Mill).
- Many people use the lanes in and around Trewerry Mill for horse riding, please be considerate when driving.

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- Trewerry Cottages are adjacent to the National Cycle Network. Bikes are welcome, at present they should be left outside.
- Bins are emptied weekly on Monday Morning. Recycling occurs bi-weekly early Thursday. Guests need not worry about sorting this part of normal life!

Agent's Contact Information

Explore Newquay : Dawn and Gerry McKenna

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Mobile: +44 (0) 7739 235410

Address Salty Towers, 11 Pentire Road, Newquay
Cornwall, TR7 1NX

Email: dawn@explorenewquay.com

Website: <http://www.explorenewquay.com>

- Hours of operation: Open all year.

Future Plans

- To plant up and develop the northern end of the old train track; to make a "guest destination area", we hope this will encourage guests to have picnics and relax in the garden. Enjoy the views to our neighbours' pond or watch the cows in the adjacent field. The picnic spot is in full sun all day.



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Frequently asked questions about the cottage (FAQs)

- I have difficulty finding the cottage, why? Many drivers have abandoned the correct route before the end of the lane! You may find it helpful to use your odometer to gauge distance and reconcile with the map & directions on page 12.
- Where is the washing machine? In the kitchen (page 4) or courtyard utility room (page 7).
- Where is the washing line? By the stream, near the old train bridge (page 7).
- Where are the bins? In the car park shed (page 2)
- What extent are the grounds? There is a private garden (page 6) a courtyard and riverside gardens (page 7). The steep and narrow steps veering up to the right of the Bungalow go to the Mill's garden, and guests are kindly asked not to use them.
- Why have the lights gone off? It is likely that a light bulb has blown. There is a modern RCD protected consumer unit ("fusebox") in the inner entrance hall high on the left hand wall as you enter (page 3) that may trip when a bulb blows. Turn on the affected light circuit; spare bulbs are in the utility room in the courtyard.
- The heating is not on, or comes on unnecessarily, why? The thermostat may need to be adjusted to a temperature that suits you (page 4).
- Where can I take a dog for a walk locally? You are welcome to use the riverside gardens (page 7), dog waste may be left in the car park shed (page 2). We recommend using a lead if other dogs are present, the riverside gardens are not secure and farmland is adjacent. Many locals walk their dogs along the lanes; use a lead if the dog does not come to heel readily.
- Where are the shops? Morrisons and Londis are within 2 miles (page 11). We recommend Spar which has also opened in Quintrell Downs, just before the level crossing. It has long opening hours if you are running late (or early).
- Where is the nearest beach? We recommend starting at Crantock beach. Turn right out of the car park and follow the road (wiggly) straight over at 2 cross roads for 3 miles (page 11).
- Where is the nearest pub? The Pheasant Inn St Newlyn East 1 ¾ miles. Turn right out of the car park, left at the crossroads, up the hill and head for the church spire (page 11).

Any Problems?

If there are any maintenance issues during your stay please ask Rupert (07971 902052) at Trewerry Mill to help. If Rupert is not available then please contact Dawn at Explore Newquay who can mobilise the appropriate person to deal with the issue.

We welcome your feedback to help us continuously improve. If you have any comments please contact Rupert at Trewerry Mill or Dawn at Explore Newquay.

Created on: 11/08/2011



Guest Questionnaire

We hope you enjoyed your stay and would be most grateful if you could give 2 minutes of your time to fill out this quick survey.

How did you initially find us?

- ExploreNewquay.com*
- Google search*
- Flipkey.com or TripAdvisor.com*
- Stilwell.co.uk or Cottagesdirect.co.uk*
- VisitBritain.com or affiliated site*
- Returning guest*
- Recommendation*
- Other (please specify)* _____

	Poor		Good		
<i>How would you rate your cottage for:</i>	1	2	3	4	5
<i>Cleanliness</i>					
<i>Comfort</i>					
<i>Facilities</i>					
<i>Was the Access Statement helpful in making you aware of the cottage location, facilities and grounds?</i>					
<i>Were any issues raised during your stay dealt with promptly and to your satisfaction?</i>					
<i>Would you come again?</i>	Yes			No	

Any other comments

Please pop through Trewerry Mill's Post box, leave in the cottage or post to Explore Newquay

Many thanks Rupert & Nadia

Ideas for Around Trewerry Cottages

